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San Francisco
Redevelopment Agency

770 Golden Gate Avenue
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WILLIE L. BROWN, JR., Mayor

Darshan H. Singh, President
Lynette Sweet, Vice President
Mark Dunlop
Leroy King
Manuel A. Rosales
Benny Y. Yee

James B. Morales, Executive Director

MID-MARKET PROJECT AREA COMMITTEE
SPECIAL MEETING

When: Monday, August 11, 1997

Where: Ramada Hotel, 1231 Market Street

Time: 5:30 p.m. - 7:00 p.m.

AGENDA

I. Welcome and Introductions

II. Approval of Minutes

III. Presentation: Brown Act
- Questions and Discussion

IV. Follow-up Discussion: PAC By-Laws

V. Discussion: Meeting Location

VI. Discussion PAC Committees

VII. Discussion: Board Training

VIII. PAC Staffing

IX. Public Comment

X. Adjournment

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James B. Morales, Executive Director

MID-MARKET PAC MEETING

When: Wednesday, September 10, 1997

Where: Ramada Hotel, 1231 Market Street

Time: 5:30 – 7:00 p.m.

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AGENDA

I. Welcome and Introductions

II Approval of Minutes

III. Overview of Redevelopment: Helen Sause, Deputy Director

IV. Review and Approval of Goals and Objectives

V. Review and Approval of Market Street Association Contract

VI. Public Comment

VII. Adjournment

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MID-MARKET
PROJECT AREA COMMITTEE MEETING

8/97

When: Wednesday, October 8, 1997

Where: Ramada Hotel, 1231 Market Street

Time: 5:30 p.m. - 7:30 p.m.

AGENDA

I. Roll Call

II. Approval of Minutes from September 10, 1997

III. Project Manager's Report

IV. Election of officers

V. Presentation: Mid-Market Sub-Areas and Catalyst Sites

VI. Discussion: 7th and Mission Site

VII. Discussion: Community and Media Outreach

VIII. Public Comment

IX. Adjournment

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MID-MARKET
PROJECT AREA COMMITTEE MEETING

When: Wednesday, November 12, 1997

Where: Ramada Hotel, 1231 Market Street

Time: 5:30 - 7:30 p.m.

AGENDA

I. Welcome and Introductions

II. Approval of Minutes

III. Proposed Amendment to the Bylaws

IV. Nomination of Officers

V. Presentation and Discussion: Market Analysis/Mapping of Proposed Land Uses

VI. Discussion: Outreach Efforts

VII. Public Comment

VIII. Adjournment

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MID-MARKET
PROJECT AREA COMMITTEE MEETING
WEDNESDAY, January 14, 1998
Ramada Plaza Hotel, 1231 Market Street
5:30 - 7:30 p.m.

AGENDA

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I. WELCOME AND INTRODUCTIONS

II. APPROVAL OF MINUTES

III. PROJECT MANAGER'S REPORT

IV. CONCEPT PLAN
A presentation of the bones of the plan designed for the Mid-Market Survey Area by San Francisco Redevelopment Agency.

V. REVIEW THE DRAFT LETTER TO MAYOR BROWN
This letter urges the Mayor's support of the Mid-Market Survey Area (ACTION ITEM)

VI. POLICY FOR SETTING PAC AGENDAS
Continued from the December 10, 1997 meeting.

VII. NEW BUSINESS

VIII. PUBLIC COMMENT

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Minutes
Regular Meeting, Mid-Market PAC
March 10, 1999

PAC Members Present: Ann Blackstone, Nancy Boas, Marty Cerles, John Chang, Carolyn Diamond, John Elberling, Bert Greet, Sabrina Klein, Ralph Lee, Cheryl Parker, Matthew Udall, Byron Yee.

PAC Members Excused: Amy Chung, Brett Gladstone

PAC Members Unexcused: Bill Boggs, George Mallman, Ian McCuaig, Robert Meyers, and James Staryak.

Carolyn Diamond opened meeting at 5:50 p.m. in absence of Chair and Vice – Chair. A quorum was noted.

I. Self introductions.

II. Approval of Minutes for February 10, 1999 meeting.

Action Item: February 10, 1999 minutes approved unanimously.
Action Item: Reinstatement of member Brett Gladstone approved unanimously.

III. Report of the Chair

Discussion of 10th and Market. Nancy Boas stressed the importance of 10th and Market to the area. Jose Campos stated that there will be private development at 10th and Market and that the Agency will not have a role on that site. He pointed out that this is evidence that the area on the western border of the survey area is beginning to develop on its own.

The PAC will be advised when there is information from the Planning Department on who has applied for development of the 10th and Market property.

IV. & V. Consolidation Proposal

Campos began by reviewing the proposal to consolidate the South of Market Earthquake Recovery Program and the Mid-Market area. He explained that the Agency believes that to create a Redevelopment Plan that is more synergistic and alleviates the blight in this area we need to join efforts with South of Market. The South of Market Earthquake Recovery Program was originally created after the 1989 earthquake to alleviate the blight conditions of unsafe buildings caused by the quake. Since then there has been a desire to create a full-fledged Redevelopment Project with a full-fledged plan. The Agency is proposing the South of Market Program be amended to incorporate the Mid –Market blocks from 5th to 71/2 Streets.

Campos explained the Agency's rationale of the proposal. He noted that blight studies were done in the South of Market and the Mid-Market areas. The highest concentration of blight exists at Market and 6th Streets. It is here that the two areas overlap. He showed the group maps of the areas where high concentrations of blight exist. These maps highlighted the areas of 6th Street and Market Street from 5th to approximately 71/2 streets.

Out of the study came a four pronged approach to alleviate the blight. These four are:

1. Unsafe buildings/UMB rehabilitation
2. Theater rehabilitation
3. Transit access/parking
4. Housing

These approaches are all in line with the Mid-Market Sub-committee goals and recommendations.

The Agency believes that in order to properly and effectively address the conditions of blight we need to have a program for the whole area.
It would be very difficult to have two separate programs.

Campos acknowledged that the analysis and PAC formation was "badly timed". The blight analysis should have been done before the PAC was elected. Consequently we now have two PACs. Campos asked that we work together with the South of Market PAC to form the best plan for the combined area.

Carolyn Diamond gave the goals that were formed by the working sub-committee regarding the proposed consolidation.

1. Maintain this PAC

Amend the bylaws to extend members terms. The PAC terms are up in April.

2. Communicate with the SOMPAC

Set up a "Conference Committee" with members of each PAC and one member who is on both PACs.

3. Make sure the elements of the Mid-Market are retained.

4. Revenues.

When we consolidate the PACs we want something in writing that Mid-Market gets a % of the revenue.

The question was posed of what will happen after plan adoption? Campos stated that there will be a new PAC election.

Matt Udall asked whether or not there would be infighting, how big is the other PAC. Will Mid-Market be outvoted?

Sabrina Klein asked whether or not the two groups are so much at odds?

Bert Green says yes, when it comes to revenues. Both groups have agendas for projects.

Byron Yee asks if both PACs could have the same number of representatives.

Campos states that there could be a new election for everyone. Or a new election for Mid-Market or keep those on the old PAC, who are in the new area.

The answer is the conference committee, with equal representation, which will recommend on the plan and then each PAC must approve it. The conference committee will be the mediator between the PACs.

John Elberling says that this combined entity will give the groups a year to get to know each other. We have plenty of time to see if there is a need for by-laws, keeping two groups, or if we will see that the groups can work together and that it is not necessary separate them.

Klein states that it sounds like consolidation is inevitable, and the conference committee will see that Mid-Market goals are protected.

Jose gave some financial positive reasons for consolidation. The amount of tax increment projections for Mid-Market are meager. There are however, more opportunity sites. If we merge there is an opportunity for both to see more revenues. The total is greater than the sum of its parts.

If we consolidate with South of Market we will have access to money from Golden Gateway. This money is available until 2004. We will have revenue to do some projects early on.

Diamond comments that 4 years is not a long time, and that the project should move forward.

Where is South of Market in all of this? They need to be part of the program as well. Marty Cerles heads a committee from SOMPAC to discuss the consolidation.

What about the areas that will be left out after consolidation? Campos discussed the idea of a partnership that would coordinate services in the area. He stressed that any attention to the left out area should come from the PAC.

Campos reports that the sub-committee recommends extending the Market Street Association contract to administer the PAC meetings until the consolidation issues are resolved. It will go before the Redevelopment Commission on March 30.

In addition Campos reported that on the issue of Parking and Traffic there is a Grant from the Arts Commission to create "way finding" art in the subway stations Mid-Market. He also presented flyers describing an art project for the advertising kiosks on Market Street.

On the subject of UMB's he reported that there is a new administrator of the UMB loan program, Monique Moyer. The program will be administered by Wayne Lawrence. There will be a task force formed to address the UMB issues.

We have asked that a PAC member be on this task force and Brett Gladstone has volunteered. The idea is to make the loan program more accessible.

And lastly on theater rehab, Campos described some of the funding sources for this such as the Cultural Facilities Fund and Grants for the Arts.

Klein commented that there is already an organic process of theaters coming to the area. It has been happening for several years.

Bert Green updated the PAC on the theater presentation. He stated that they are looking at potential spaces.

VI. Staff report

Diamond distributed copies of a letter objecting to the JCDecaux Kiosk. Nine PAC members signed it. The kiosks were approved.

VII. Public Comment

Hope Swift thanked the Ramada management for the meeting set up.

Boas reports on the move to limit liquor licenses in tenderloin area. She advised that the PAC make sure that the liquor stores do not now come to Market Street.

John Elbering distributes a TODCO proposal to put affordable housing on a large lot between 9th and 10th streets.

Boas reports that a drop in center for teens in recovery is being considered for the Van Ness corridor, close to the tenderloin. She questioned the need for more of this type of service in the area.

Meeting adjourned at 7:07 p.m.

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MID-MARKET
PROJECT AREA COMMITTEE MEETING
WEDNESDAY, April 14, 1999
Ramada Plaza Hotel, 1231 Market Street
5:30 -7:30 p.m.

AGENDA

I.	WELCOME AND INTRODUCTIONS	5:30 – 5:35
II.	APPROVAL OF MINUTES	5:35 – 5:40
III.	REPORT OF CHAIR	5:40 – 6:00
IV.	CONSOLIDATION PROPOSAL Accept Sub-Committee Recommendations (action item)	6:00 – 6:40
V.	AMEND BY-LAWS TO EXTEND PAC MEMBERS TERMS (action item) See Attached.	6:40 – 7:10
VI.	STAFF REPORT	7:00 – 7:15
VII.	PUBLIC COMMENT	7:15- 7:30

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Robert Meyers
Cheryl Parker
Thomas Smith
Matthew Udall
Byron Yee

AMENDMENT TO THE:

BY-LAWS
PROJECT AREA COMMITTEE
FOR THE
MID-MARKET REDEVELOPMENT PROJECT

Section 5. Terms of Membership

Members of the PAC shall be elected for two-year terms which shall expire at the next annual meeting of the PAC following their election, except that the terms shall continue until successors are elected and in office.

Shall be amended to read:

Section 5. Terms of Membership

Members of the PAC shall have terms which shall expire100 days after the adoption of an ordinance by the Board of Supervisors approving a redevelopment plan in the area.

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George Mallman
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Robert Meyers
Cheryl Parker
Matthew Udall
Byron Yee

MINUTES
Regular Meeting
Mid-Market Project Area Committee
April 14, 1999

I. Welcome and Introductions

The meeting was opened at 5:45 p.m.

PAC members present: Ann Blackstone, Nancy Boas, John Chang, Carolyn Diamond, John Elberling, Brett Gladstone, Sabrina Klein, George Lee, Ralph Lee, George Mallman, Robert Meyers, James Staryak, Matthew Udall and Byron Yee.

PAC members excused: Bill Boggs, Marty Cerles

PAC members unexcused: Ian McCuaig

II. Approval of Minutes

Minutes from March 10 regular PAC meeting were approved.

III. Report of the Chair

Chair Staryak reported that at the last meeting of the Redevelopment Commission Market Street Association's contract to act as staff for the Mid-Market PAC was extended nine months.

V. Without objection, the amendment to the by-laws extending PAC members terms, was moved to be discussed next on the agenda.

The by-laws originally read:
"Members of the PAC shall be elected for two-year terms which shall expire at the next annual meeting of the PAC following their election except that the terms shall continue until successors are elected and in office.

It was proposed that they be amended to read:

Members of the PAC shall have terms that shall expire 100 days after the adoption of an ordinance by the Board of Supervisors approving a redevelopment plan in the area.

Brett Gladstone asked what "plan" meant, would it mean in Mid-Market or a plan that included Mid-Market, or the plan for a bigger district.

Jose Campos, Redevelopment Agency staff, explained that "plan" meant any plan that was approved in the area, whether it is a separate area or the combination of Mid-Market and South of Market.

The amendment to the by-laws was adopted by action of the PAC.

IV. Consolidation Proposal

Diamond reported that the Mid-Market sub-committee and some members of the South of Market PAC members had been meeting regarding consolidation. The group had brought up issues regarding consolidation. They have asked the Agency for more information on several specific items. It is the wish of the Sub-committee to continue this item, pending more clear information regarding finances and potential mutual benefits for the combined areas.

Ann Blackstone asked for how long. Diamond said that two months should be enough for the sub-committee to get the information and bring it to the PAC for a vote on consolidation.

The continuation of the vote on the Consolidation Proposal was adopted by action of the PAC.

A discussion on some of the issues regarding consolidation followed.

Gladstone outlined some of the issues that the Committee members and South of Market PAC members brought up.

- Will each get less money if together?
- Will the project goals be set back in time?
- Will staff time be less for each area?

Gladstone requested hard data from the Redevelopment Agency as to why Mid-Market would benefit from consolidation. South of Market wants the same information.

Campos says that Agency staff asked for nine months extension to implement a process to develop consensus for an approach towards a plan adoption. He hopes to answer the specific fiscal and technical questions within a month.

Campos stated that by itself the Mid-Market project would not be very profitable. The Redevelopment tax increment would not be very large. There is money South of Market from the Golden Gateway project. This is bringing money into South of Market, but will be ending. There are many opportunity sites in Mid-Market. There is more potential to generate tax increment in Mid-Market after Golden Gateway goes away. The Agency feels that it would be beneficial fiscally for the two areas to merge. The South of Market PAC and the Mid-Market Sub-committee want to see those numbers. The Agency staff will present the numbers at the next regular PAC meeting.

The Agency consultants will present numbers for several scenarios including having separate projects or one big project.

Gladstone requested that the consultants meet with members both PACs to talk about their methodology and what answers the PAC members are interested in regarding practical issues.

Campos reminded that part of this discussion will be about the boundaries, particularly on the western side. A new staff person will be on board very soon for this phase of the projects. They could finish the blight analysis.

Gladstone reported on two other issues that came up at the Sub-committee. The question was raised if the two PACs could meet separately after the consolidation. Campos said that sub-committees could be the mechanism that takes care of this.

The other issue raised by the Sub-committee was that members want it in writing that a certain % of the monies will go to Mid-Market. They want written guarantees.

Campos stated that the guarantees in writing were difficult to get to come out right, it could be problematic. The financials would require much review before the plan would be implemented and would be presented to the community

John Elberling stated that the plan is the only real contract between you and Redevelopment. There are always solutions for flexibility, but at the same time you need to guarantee yourself a significant resource to work with. He urged that reasonable commitments be set.

Nancy Boas asked if the multi-media boom would affect our planning. Campos suggests that this idea could be added to the formula for the Mid-Market plan.

Gladstone wonders if the Sangiacomo site could be included back into the boundary because of the blight surrounding it. This would validate its inclusion.

Campos asks the South of Market people present what they think of the boundaries.

Dr. Willis Warner, from the South of Market PAC, says that the boundary should go at least to Eighth Street.

Campos summarized what the Agency would like to bring to the PAC next month. Several financial scenarios of separate PACs or the consolidation of the PACs will be presented at the May meeting.

George Mallman asked the status of the Mint.

Gladstone said that at a SPUR meeting Agency Director James Morales said that the Mint should remain in the area. Fears that it would drain money could be answered by only allowing a certain percentage of Golden Gateway funds to be used there.

V. Staff Report

Diamond distributed a letter from Department of Public Works Director Mark Primeau in answer to PAC members' letter regarding added JCDecaux kiosks on Market Street.

Diamond reported the resignations of PAC members Amy Chung, Property Owner and Bert Green, Residential Tenant. She reminded that these members need to be replaced.

VI. Public Comment

Ann Grogan expressed the need for more information to be given to the PACs regarding their commonalties.

Dr. Warner urged that a more positive approach be taken regarding the two areas and that they are neighbors to each other and should be regarded as a neighborhood, instead of a PAC, so that all can get along better.

The meeting was adjourned at 7:20 p.m.

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MID-MARKET
PROJECT AREA COMMITTEE MEETING
WEDNESDAY, MAY 12, 1999
Ramada Plaza Hotel, 1231 Market Street
5:30 – 7:30 p.m.

AGENDA

I.	WELCOME AND INTRODUCTIONS	5:30 – 5:35
II.	APPROVAL OF MINUTES	5:35 – 5:40
III.	REPORT OF CHAIR	5:40 – 6:00
IV.	HOUSING Current and Future Developments Patrick Zak, Development Specialist, SFRA	6:00 – 7:00
V.	STAFF REPORT	7:00 – 7:15
VI.	PUBLIC COMMENT	7:15 – 7:30

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MINUTES
Regular Meeting
Mid-Market Project Area Committee
May 12, 1999

I. Welcome and Introductions

The meeting was opened at 5:45

PAC members present Ann Blackstone, Carolyn Diamond, Ralph Lee, George Mallman, Cheryl Parker, James Staryak, Matthew Udall, and Bryon Yee.

PAC members excused: Marty Cerles, George Lee, Robert Meyers, Sabrina Klein

PAC members unexcused: Nancy Boas, John Chang, John Elberling, Brett Gladstone

II. Approval of Minutes

The minutes of the April 14, 1999 meeting were approved.

III. Report of the Chair

Jim Staryak requested that at the next PAC meeting a Vice-Chair be elected. Also he commented on the PAC vacancies and encouraged members to invite qualified individuals to apply for PAC seats.

IV. Housing

Prior to introducing the housing proposals, Jose Campos gave a brief update of the work of the Projects Sub-committee. The sub-committee has asked the Agency to look at the western boundaries of the proposed project area, especially Mission Street between 7th and 10th street. There are a few blighted buildings in that area, either vacant and/or UMB's. The Agency is studying this area but has not yet concluded their analysis.

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A fiscal model is also being worked on in regards to the pros and cons of consolidation of the South of Market Project area and Mid-Market. The question continues to be how much money are we going to get out of this and where is it going to come from and where is it going to go. The Agency has hired a consultant, Seifel Associates, to do a financial feasibility analysis. Mark Sullivan of Seifel Associates will be working with community members to create this model and work out the assumptions. In two weeks there should be a report.

Jose then introduced the two affordable housing proposals. One on 9th and Jessie is within the Mid-Market area the other is at 8th and Howard. The South of Market Project Area has identified the need for replacement housing and a future increase for affordable housing in the area. The agency is funding these projects through the South of Market Project area. Both developers are non-profit.

He introduced Patrick Zak from the Agency's housing division. Zak stated that the Agency had issued a Notice of Funding Availability (NOFA). The Agency has a replacement housing goal of 142 studio units in the South of Market. These were units lost in the 1989 earthquake and by agency funded SRO developments and rehabs.

In January the Agency issued a NOFA of about 9.6 million with the goal of setting aside funds to developers to rebuild these lost units geared towards low income people. Two applications were received. One from a joint venture, Citizens Housing Corp./TNDC (8th & Howard) and the other from GP/TODCO (9th & Jessie). Both proposals include studio and family units. There are conditions in the outline of NOFA that must be met by the developers. One of these is "site control". At this time GP/TODCO has been given a 90-day extension to meet this condition. It is anticipated that these proposals will go to the Redevelopment Commission by mid-June.

Zak went on to comment on the site at 10th and Market Street, owned by the Bank of America. B of A put the property up for sale and has entertained a number of offers for it. Currently it looks like they are in discussions with a non-profit developer. Negotiations are in the preliminary stages and no agreements have been made. The final use of the site is to be determined. It is a large site and affords many opportunities. The Mid-Market concept plan goals will be considered. This is an ongoing opportunity site that could provide many benefits to the Mid-Market area.
It is anticipated that the building will come down and new building/s will be constructed.

Zak then invited Craig Adelman (TNDC) and Norrie Boyd (Citizens Housing Corp) to discuss their proposal. The site is a one-acre parcel at the northeast corner of Howard Street, running through to Natoma. It is expected the site will be acquired from the owner by September.

In the building fronting 8th Street will be approximately 90 studio units. Approximately 9% of these units will be reserved for persons with HIV/Aids. Rents on studio units will vary but one of the main purposes is to provide extremely low-income replacement housing. The anticipated rent for these units is $280 to $720.

Adjacent to the studio housing project is the family housing portion. The family units are a mix of 1,2, 3, & 4 bedroom units. Rents will also range. Typically the range on a 2 bedroom will be $340 to $910. The site will have multiple courtyards. One of the critical elements is the parking configuration. It is hoped to have parking and 5000 sq. ft of retail frontage along 8th. Also to provide 13,000 sq. ft of commercial and light industrial between the Natoma Alley and the Howard Street frontage. The provision of these spaces will necessitate underground parking that is quite expensive. The funding will be a mix of sources.

GP/TODCO represented by Jose Wheelock then presented their project at 9th and Jessie Streets. This project is similar to TNDC/CHC's since it includes studio and family units. Of the 160 studio units some will be set aside for HIV/Aids persons. The thinking is for 100 to 130 family units. The parking element has not yet been developed; underground parking would be preferred.

Carolyn Diamond noted that this proposal and the 10th and Market Street preliminary proposal for housing would create a corridor of housing on 10th Street. Patrick Zak responded that this is a possibility yet the 10 th Street site is so large that many things could be there. Jose Campos noted that the Mid-Market Concept Plan for the B of A parcels calls for housing and ground floor retail on Mission and Market Streets. Diamond states that the two projects should not be developed in isolation that the two projects should compliment each other in providing neighborhood services. Some coordination is necessary. Wheelock suggested that the PACs for Mid-Market and South of Market encourage everyone to come to the table and help develop a well-planned and comprehensive plan for the projects. This ended Wheelock's presentation.

George Mallman asked about the Delta Hotel housing project. Zak told the group that the financing is being put together yet the actual construction will probably not begin for a couple of years.

V. Staff Report

Carolyn Diamond reported that there were currently eleven vacancies on the PAC. She will be sending a memo to all PAC members with more information about the vacancies and asking current members to help recruit new members.
Ann Blackstone volunteered to help interview any new candidates.

The second announcement she made was to inform the group that the GSA site at 7th and Mission has been purchased and the Federal Government is now seeking architectural designs. Also, it has been proposed that a community advisory committee be formed consisting of 8 people. Of these 8 people, 2 will be from the Mid-Market PAC and 2 from the South of Market PAC. Diamond asked that PAC members think about sitting on this committee.
Diamond also mentioned that the GSA site is only about ¾ of the property. GSA acquired the 7th street side of the property. There is a significant remaining portion of land. It is expected that this property will be sold to private developers. The group was reminded that any unused portion of the site was to be returned to the Mid-Market area in hopes that tax increment could be captured from any private sources. This ended the staff report.

VI. Public Comment

The Chair called for public comment and the meeting adjourned at 7:00 p.m.

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A committee of the San Francisco Redevelopment Agency

5.50

MEMBERS

Jim Staryak
Chair
Amy Chung
Vice Chair
/99
Ann Blackstone
Nancy Boas
William Boggs
Marty Cerles
John Chang
Carolyn Diamond
John Elberling
Brett Gladstone
Bert Green
Sabrina Klein
George Lee
Ralph Lee
George Mallman
Ian McCuaig
Robert Meyers
Cheryl Parker
Matthew Udall
Byron Yee

MID-MARKET
PROJECT AREA COMMITTEE MEETING
WEDNESDAY, JUNE 9, 1999
RAMADA PLAZA HOTEL
1231 MARKET STREET
5:30 TO 7:30 P.M.

AGENDA

I.	WELCOME AND INTRODUCTIONS	5:30 - 5:35
II.	APPROVAL OF MINUTES	5:35 -5:45
III.	REPORT OF THE CHAIR Election of Vice-Chair (Action Item) Election of new or resuming PAC members (Action Item)	5:45 – 6:15
IV.	FISCAL ANALYSIS OF CONSOLIDATION	6:15 - 6:40
V.	SUB-COMMITTEE PROJECT REPORT	6:40 – 7:10
VI.	STAFF REPORT	7:10 – 7:15
VII.	PUBLIC COMMENT	7:15 – 7:30

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A committee of the San Francisco Redevelopment Agency

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Minutes
Regular Meeting
Mid-Market Project Area Committee
June 9, 1999

MEMBERS

Jim Staryak
Chair
Ralph Lee
Vice Chair

Tarik Alazarie
Ann Blackstone
Nancy Boas
William Boggs
Vince Calcagno
Marty Cerles
John Chang
Linda Corso
Carolyn Diamond
John Elberling
Brett Gladstone
Sabrina Klein
George Lee
George Mallman
Robert Meyers
Cheryl Parker
Peter Poulos
Linda Schanfein
Byron Yee

I. Welcome and Introductions

PAC member Carolyn Diamond opened the meeting at 5:45 since the Chair was not present.

PAC members present: Ann Blackstone, Marty Cerles, Carolyn Diamond, George Lee, Ralph Lee, Cheryl Parker, Linda Schanfein, Byron Yee

PAC members excused: John Chang, Matthew Udall

PAC members unexcused: Nancy Boas, Bill Boggs, John Elberling, Sabrina Klein, Jim Staryak

Agency staff present: Jose Campos, Rhonnel Sotelo

II. Approval of Minutes

Minutes were not approved since a quorum had not yet arrived.

III. Sub-Committee Project Report

This item was taken out of order since a quorum had not yet arrived and the previous items on the agenda called for action items.
Jose Campos introduced Rhonnel Sotelo the new project coordinator for Mid-Market. Rhonnel has come to the SF Redevelopment Agency from Seattle, WA where he worked on neighborhood development through community involvement. He will be working solely on Mid-Market and SOMPAC. Rhonnel made a brief statement to the group. He is now working part time, in July he will begin on a full time basis.

Campos continued and told the group that the Bank of America site at 10th & Market had been acquired by joint partnership of Tenderloin Neighborhood Development Co. (TNDC) and the Citizens Housing Corp. The agreements for this sale are anticipated to be completed by the end of this year. The uses of the site have not been fully determined but high-density housing with affordable housing units and some retail on ground floors are expected. The developers have expressed an interest in working with this PAC for the planned usage. The Agency is willing to use city wide tax increment funds to assist in this development.

IV. Staff Report

Carolyn Diamond began the staff report by introducing Linda Schanfien of Goodwill. Linda is currently the Director of Facilities at Goodwill Industries and formerly worked for the Mayor's Office of Housing. She is the PAC's new representative for the CBO seat held by Goodwill.

Next Diamond distributed the latest Mid-Market PAC newsletter and encouraged all members to take extra copies and distribute them. She also distributed a letter from the Phoenix Electric Co. outlining the construction schedule for the new streetlights on Golden Gate Ave, Dr. Carlton B. Goodlett Place and 5th Street. Diamond applauded the group for their input into these new streetlights. This is one of the improvements for the area that the PAC developed. Lastly, on behalf of the PAC Diamond expressed condolences to PAC guests Michael and John Nulty on the death of their parents.

V. Report of the Chair

Diamond noted that a quorum was present and asked to proceed with the election of new or resuming PAC members. Diamond and PAC member Ann Blackstone make up the committee to interview new PAC candidates. They interviewed potential candidates and then placed their names in nomination to fill seats in various categories. After a slight review of Roberts Rules the election proceeded. The results were:

2 new members Commercial Tenant category Vacancies remaining 0
1. Tarik Alazarie Café . Com 970 Market Street
2. Peter Poulos Poulos Brothers 63 Brady Street

2 new members Commercial Building Owner category Vacancies remaining 4
1. Linda Corso (returning) SF Mart 1355 Market Street
2. Vince Calcagno Zuni Café 1658 Market Street

1 member Residential Tenant category Vacancies remaining 3
1. George Mallman(returning)
(It was asked to be noted that member Blackstone abstained from this vote.)
Diamond noted that she and Lynn Valente have been doing outreach to fill the vacancies. There continue to be vacancies in the following categories:
Residential Owner Vacancies remaining 3
Community Based Organization/Arts and Cultural Vacancies remaining 1

The next item was to elect a Vice Chair for the PAC. Blackstone moved that Ralph Lee be nominated as Vice Chair. A motion was called, seconded and voted. Lee was elected unanimously.

VI. Fiscal Analysis of Consolidation

Jose Campos began the presentation by reminding the PAC, that according to blight findings, the area appropriate for redevelopment are the blocks between 5th street and the area around United Nations Plaza. (The western boundaries have not been completely decided.) The blight findings show a predominance of blight around the 6th Street area where the Mid-Market and South of Market areas overlap. It seems clear to the Agency that they should move forward with researching the consolidation of the areas so that the conditions of blight could be alleviated in both areas.

The idea of consolidation seems to be agreeable to many members of both PACs if the fiscal considerations can be worked out and that the goals and objectives of each area can be achieved.
The fiscal considerations show what the merging of Mid-Market to the Golden Gateway/South of Market area could do for both areas. The preliminary review of the numbers shows that Mid-Market area could generate significant tax increment for the whole area if Golden Gateway funds can be used early on. The only way these funds can be available is if Mid-Market is consolidated with the South of Market Project Area. The questions raised is how much of the money will be left over for South of Market and Golden Gateway, what share of the money will be used? The analysis looked at the concept plan and the parcels available and came up with a development scenario.

Campos introduced Mark Sullivan of Seifel Associates who did the preliminary financial feasibility analysis. Sullivan distributed copies of the analysis, which contained Tables showing Preliminary Financial Feasibility Analysis, Preliminary Tax Increment Projections, Estimated Funding Requirements, Tax Increment Projections and Projected Value of Development.

If Golden Gateway's bonding capacity is used for approximately $60 million it could cover the South of Market's existing obligations of approximately $20 million and have the capacity to assist Mid-Market projects, estimated at approximately $20 million, and have remaining Golden Gateway funds of approximately $20 million. For the tax increment that is envisioned for the Mid-Market area it really needs this initial infusion of money to get things going and to jump start the project.

There are three time limits for the availability of funds from Golden Gateway.
2004 last year you can issue debt or bonds on the project.
2009 continue to generate tax increment for activities.
2019 still generate tax increment to pay off bond debt on Golden Gateway bonds.

Time limits are set for all projects. There is a 20-year limit on issuing bonds, 30-year limit on activities in projects, 45-year limit for collecting tax increment for paying off bonds, and a 12-year limit for the use of eminent domain.

Questions and answers followed and then Jose thanked Mark Sullivan for his presentation.

VII. Public Comment

Juneteenth Celebration will be held in Bodecker Park on June 19. There was no more public comment.

The meeting was adjourned at 7:20 p.m.

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A committee of the San Francisco Redevelopment Agency

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Vice Chair

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Cheryl Parker
Peter Poulos
Linda Schanfein
Byron Yee

MID-MARKET PROJECT AREA COMMITTEE MEETING

WEDNESDAY, JULY 14, 1999
RAMADA PLAZA HOTEL
1231 MARKET STREET
5:30 TO 7:30 P.M.

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AGENDA

I.	WELCOME AND INTRODUCTIONS	5:30 - 5:35
II.	APPROVAL OF MINUTES	5:35 -5:45
III.	REPORT OF THE CHAIR Election of new or resuming PAC members (Action Item)	5:45 – 6:00
IV.	SUPERVISOR NEWSOM'S PRESERVATION DISTRICT (Kathleen Haviland, Office of Supervisor Newsom) Expansion of the "SOMA Small Business, Arts, and Entertainment Preservation District" into the Mid-Market Survey Area.	6:00 – 6:30
V.	UPDATE ON CONSOLIDATION	6:30 –7:00
VI.	SUB-COMMITTEE PROJECT REPORT	7:00 – 7:15
VII.	STAFF REPORT	7:15 – 7:25
VIII.	PUBLIC COMMENT	7:25 – 7:30

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A committee of the San Francisco Redevelopment Agency

MEMBERS

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Peter Poulos
Linda Schanfein
Byron Yee

MINUTES
REGULAR MEETING
MID-MARKET PROJECT AREA COMMITTEE
JULY 14, 1999

PAC members present: Ann Blackstone, Vince Calcagno, Marty Cerles, Linda Corso, Carolyn Diamond, John Elberling, Ralph Lee, Matthew Udall, Byron Yee

PAC members excused: Tarik Alazarie, Nancy Boas, George Mallman, Robert Meyers, Peter Poulos

PAC members unexcused: Bill Boggs, John Chang, Brett Gladstone, Sabrina Klein, George Lee, Cheryl Parker, Linda Schanfein, Jim Staryak

Staff present: Jose Campos, Rhonnel Sotelo

I. Welcome and Introductions

Vice Chair Ralph Lee headed the meeting in the absence of Chair Jim Staryak. He welcomed the group and called for self- introductions.

II. Approval of Minutes

There was not a quorum present so the approval of minutes was continued.

III. Report of the Chair

There was no report of the chair for this meeting.

IV. Supervisor Newsom's Preservation District

Staff person Carolyn Diamond reported that Supervisor Newsom has tabled the extension of the entertainment district up the 6th Street corridor to Market Street.

V. Update on Consolidation

Jose Campos and Rhonnel Sotelo began their presentation by distributing a handout of Answers to Frequently Asked Questions Regarding the Consolidation. Campos reiterated the mutual benefits of consolidation in terms of financing. The initial infusion of funding would help launch projects in the Mid-Market area which will in turn develop more tax increment funding in the future to further develop projects in the South of Market area. A fiscal analysis of a $60 million bond issuance projects a $13 million surplus. This contributes to the long-term benefits for both areas. Also, consolidation enables efficiency in the project area and ties the areas together physically and socially.

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Campos stated that the Mid-Market and South of Market PACs are starting to work together and moving forward to get recommendation from each PAC. Rhonnel is continuing to put together a comprehensive question and answer handout. Each PAC will continue to meet as a committee for one year. The idea to create a "conference committee" to discuss Plan Amendment is still anticipated. There will be a new PAC election after the Plan Amendment. One PAC would unify the project. After Plan Amendment projects can begin.

The discussion was then opened for questions. These questions will be added to the list of questions being developed by Rhonnel.

Where will new PAC meet?

Will the consolidation slow down the SOMPAC projects that area currently being done and will funds be taken away for these projects?

After consolidation what will the boarders look like?

How will Mid-Market/SOMPAC be guaranteed money for the projects they have developed in the their concept plan?

Will individual PACs pick projects then the conference committee decides which ones will be done or does the conference committee make all decisions?

Why is Golden Gate an incentive for SOMPAC in the long term?

What about the first $100 million of Golden Gate Bond money? What is the capacity of Golden Gate to fund this?

What is the life of the Project Area Committee?

How will the new PAC be configured? By specific seats or geography or other?

What happens if one PAC votes for the consolidation and one PAC votes against the consolidation?

VI. Sub-committee Report

The sub-committee report was the consolidation issues. There was not any more information to add to the discussion.

VII. Staff Report

Carolyn Diamond distributed a newspaper article naming the architects to design the new SF Federal Building. Also, there are two openings on the Citizens Advisory Committee that will advise on the design of this new building. These openings are dedicated for members of the Mid-Market PAC. PAC members interested in these seats are Ann Blackstone, Marty Cerles, Carolyn Diamond, Cheryl Parker, Ralph Lee, and Bryron Yee. Because there are only 2 seats the interested members will be elected by the full PAC at the August meeting.

The composition of the CAC will be 2 SOMPAC members, 2 Mid-Market PAC members, 1 Federal Organization (which will be a tenant in the building) 1 AIA member, 1 Citizen based organization, 1 representative of the Court of Appeals.

Mid-Market PAC meeting
July 14, 1999

Byron Yee asked if the PAC would vote on certain aspects of the design and send their recommendations back to the CAC with the representatives. If so, would that require advanced notice of an action item and required a full quorum. It was decided that it would be difficult to advance notice all members for an action item so a recommendation from the PAC would be a vote taken by PAC members present a any given meeting.

Campos reminded the group that the permitting jurisdiction of the Federal Govt. is higher than that of City and State jurisdictions. Therefore, recommendations will be made to the Redevelopment Agency and the Agency will pass on the recommendations. The Agency has no authority over the design of the building.

VIII. Public Comment

Ann Blackstone reported that she had received a response to her letter to the Mayor. She asked the Mayor to attend our PAC meeting and his response was he had never been invited to our meetings and she suggested that we invite the Mayor. Diamond responded that in defense of the Mayor's office he does send a representative and that we should consider at some point inviting the Mayor.

Craig Adleman of TNDC reported that their 8th & Howard Street housing project received approval from the CityWide Loan Committee and is now scheduled to go before the Redevelopment Commission on July 23rd. They hope to acquire the property by Sept.

Their 10th & Market property is still being negotiated. They have tentatively decided to use Skidmore, Owings and Merrill as the site planner.

The meeting adjourned at 7:00 p.m.

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A committee of the San Francisco Redevelopment Agency

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Ralph Lee
Vice Chair

Tarik Aiazarie
Ann Blackstone
Nancy Boas
William Boggs
Vince Calcagno
Marty Cerles
John Chang
Linda Corso
Carolyn Diamond
John Elberling
Brett Gladstone
Sabrina Klein
George Lee
George Mallman
Robert Meyers
Cheryl Parker
Peter Poulos
Linda Schanfein
Byron Yee

MID-MARKET
PROJECT AREA COMMITTEE MEETING
WEDNESDAY, AUGUST 11, 1999
RAMADA PLAZA HOTEL
1231 MARKET STREET
5:30 TO 7:30 P.M.

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AGENDA

I.	WELCOME AND INTRODUCTIONS	5:30 - 5:35
II.	APPROVAL OF MINUTES	5:35 -5:45
III.	REPORT OF THE CHAIR Election of new or resuming PAC members **(Action Item)**	5:45 – 6:00
IV.	FEDERAL GSA BUILDING DESIGN REVIEW ADVISORY COMMITTEE **(Action Item)** PAC members interested in serving on this committee make a brief statement of their interest. Election will follow.	6:00 – 6:30
V.	CONSOLIDATION WITH SO. OF MARKET PROJECT Brief presentation by sub-committee with their recommendation on the consolidation. **(Action Item)**	6:30 – 7:00
VI.	PROJECT BOUNDARIES FOCUSING ON BLOCKS NORTH OF MARKET STREET	7:00 –7:15
VII.	STAFF REPORT	7:15 – 7:25
VII.	PUBLIC COMMENT	7:25 – 7:30

Federal GSA Building
Design Review Advisory Committee

Composition. The Design Review Advisory Committee consists of 8 members:

- Representative from The Court of Appeals Building
- Representative from a Federal Agency that will be a Future Building Tenant
- Representative from the local chapter of the American Institute of Architects (AIA)
- Representative from a locally-based community organization (SPUR)
- Two representatives from the Mid Market Project Area Committee
- Two representatives from the South of Market Project Area Committee

What will you be doing? The Design Review panel will serve on an advisory basis, providing input to the design of the new Federal GSA Building located on the northwest corner of 7th and Mission Streets. Panel members will provide feedback from the initial design concept phase to final building design. This will include deliberations on site design, building architecture, public spaces, and streetscapes.

Requirements of the Membership. Members should possess the following abilities:

- Local familiarity with the Federal GSA Building project site.
- Understanding of architectural, public space, and site design concepts.
- Openness to a range of potential design alternatives.
- Ability to work in a team-oriented structure.
- Commitment to participation for no less than one year.

Time Commitment. The review process will require a volunteer commitment of about one year. Members can anticipate spending up to 4 to 6 hours per month on Committee activities, with one and perhaps two meeting sessions per month. At present, specific meeting times and locations have yet to be determined.

MEMO: July 15, 1999

TO: Mid-Market PAC
FROM: John Elberling, SOMC

RE: Mid-Market / SOM PAC Consolidation
Potential By-Laws Alternatives

As noted at yesterday's MMPAC meeting, the future by-laws of the consolidated PAC that would be set up next year can potentially address some concerns that have been expressed by MMPAC. For example:

Geographic Representation

The State law about PAC's specifically allows geographic requirements to be set – as well as other types of criteria – for PAC seats. So for example, the future consolidated PAC could have a requirement that x% of the seats are held by representatives from the former MM area, y% from the former SOM area, and z% from either / both.

Decision-Making Votes

Both PAC's now set meeting quorums at a simple majority of the PAC members, and then allow a simple majority of those actually present to take positions. This can result in a PAC position being adopted with less than a 30% vote. For example, if there are 25 consolidated PAC members, then 13 are a quorum, and only 7 votes – just 28% of all 25 members – would be needed to adopt a position at a lightly attended meeting.

The downside of this is that important issues could be decided by a divided vote that in fact does not represent even a majority point of view, let alone any kind of community consensus. And because there will have to be at least two PAC meetings a month due to the tremendous amount of work, in fact many meetings will have significant numbers of absences.

Alternatively the by-laws could require that no position could be approved by the PAC unless it received an actual majority vote of the total number of PAC members, no matter how many are attending. So in the example of a 25 person consolidated PAC that would mean it would take at least 13 votes to adopt a position – 50+%.

One important advantage of this is that PAC positions will be taken more seriously by the Redevelopment Commission, because most really will reflect a significant consensus among the whole PAC. There will also be instances where for a divisive issue there will be no PAC position taken, which can also be a benefit by avoiding polarization over closely-divided issues.

Committees

The SOM PAC has many committees which meet regularly. One difficulty of this structure can be that PAC members who do not have the professional or personal time to attend numerous PAC meetings are effectively excluded from the committee process, while those who do have disproportionate impact over PAC decisions.

To avoid these problems, one option is to limit any PAC member to being a voting member of no more than one committee, putting all PAC members on an equal footing no matter how constrained their schedules are.

Public Participation

The MM PAC permits full public comment as part of its discussions; the SOM PAC does not, including its committees. While reasonable public comment limits would be needed to deal with long agendas of the entire PAC, one alternative is at least to assure full public participation at the committee meeting level, especially if committee voting membership is somewhat more limited as suggested above.

This will encourage more PAC involvement by non-PAC members, which can be a strength.

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committee of the San Francisco Redevelopment Agency

MINUTES
REGULAR MEETING
MID-MARKET PROJECT AREA COMMITTEE
AUGUST 11, 1999

EMBERS

n Staryak
air
lph Lee
e Chair

rik Alazarie
n Blackstone
ncy Boas
lliam Boggs
nce Calcagno
rty Cerles
hn Chang
nda Corso
rolyn Diamond
hn Elberling
ett Gladstone
brina Klein
orge Lee
orge Mallman
bert Meyers
eryl Parker
er Poulos
nda Schanfein
ron Yee

PAC members present: Ann Blackstone, Vince Calcagno, Marty Cerles, Carolyn Diamond, Brett Gladstone, Ralph Lee, George Mallman, Cheryl Parker, Peter Poulos, Linda Schanfein, Byron Yee

PAC members excused: Tarik Alzarie, John Chang

PAC members unexcused: Bill Boggs, John Elberling, Sabrina Klein, George Lee, Robert Meyers, James Staryak, Matthew Udall

Staff: Rhonnel Sotelo

Vice-Chair Ralph Lee opened the meeting in the absence of Chair Staryak. Welcome and introductions followed. It was noted at this time there was not a quorum present. Lee called Item V. on the agenda to be heard first since the previous agenda items required a quorum for action items.

V. Consolidation with SOMPAC

Rhonnel Sotelo distributed a document he had prepared outlining "Mid-Market Issues Related to Consolidation". This document contained a number of concerns and questions raised by PAC members and listed the Redevelopment responses to these concerns and questions.

Sotelo explained some of the Agency's answers to some of the concerns and pointed out some differences of opinion in the Mid-Market and SOMPAC. One of these differences is the PAC configuration after the adoption of the Amended Plan.

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After some discussion it was decided to put forth a motion to accept a good faith movement for consolidation and to begin a conference committee which will be comprised of members from each PAC whose job it will be to negotiate compromises and alternatives to issues which the PACs may disagree. **(It was noted that a quorum was now present.)** The motion presented was:

MOTION

"That the Mid-Market PAC accept the concept of consolidation of Mid-Market with SOMPAC. And that a Conference Committee is immediately formed as a joint discussion group (3 members from each PAC working together) to work with the Agency to answer the questions remaining on the Mid-Market Issues Related to Consolidation:10 August 1999 document. The work of the committee will include questions of governance of the combined PAC's, commitments to financial questions, and priorities of projects in both areas. The issue of consolidation will be reintroduced for acceptability at the September 1999 Mid-Market meeting, after resolution of the above questions."

This motion was seconded and approved. The call for volunteers for the conference committee was made and four members volunteered. Those members are Ann Blackstone, Carolyn Diamond, Brett Gladstone, & George Mallman.

IV. FEDERAL GSA BUILDING DESIGN REVIEW ADVISORY COMMITTEE

At the July PAC meeting this issue was brought before the members. Several members indicated interest in serving on this advisory committee. However, these members decided to withdraw their names from consideration. The committee was selected. There are four positions.
The two primary members representing the Mid-Market PAC are:
Ann Blackstone and Byron Yee
The two alternate members representing the Mid-Market PAC are:
Cheryl Parker and Linda Schanfein.

III. REPORT OF THE CHAIR

Under this agenda item falls election of PAC members.

PAC member Carolyn Diamond placed two names in nomination to fill two of MMPAC's vacant seats. She nominated Mr. Harry Haines, member of the Board of Directors of the Oddfellows Building at 26 7th Street and Mr. Stanley Herzstein owner of 1019 Market Street. Both of these seats are in the Commercial Owner category.
A motion was made and passed unanimously to place these gentlemen on the PAC.

II. APPROVAL OF MINUTES

A motion was made to approve the minutes from the previous PAC meetings in June and July. A motion was made and approved unanimously.

VI. PROJECT BOUNDARIES FOCUSING ON BLOCKS NORTH OF MARKET STREET

Rhonnel told the group that two meetings had been held with representatives of the Lower Eddy/Leavenworth Task Force. This group is concentrating on improvement efforts on blocks in the Tenderloin area, which include Market Street blocks between 5th and 8th. It has come to the attention of the Agency that there is concern from this group that the Market Street blocks may become part of a Redevelopment Project Area. There are some members of this group that have expressed their opposition to Redevelopment. Rhonnel showed the PAC maps of the blocks that overlap into the Lower Eddy/Leavenworth area and also a map showing some possible development scenarios on these particular blocks. These maps were also shown to the LE/L Task Force. Carolyn Diamond who has attended the both meetings with the LE/L Task Force with Rhonnel reported that the LE/L Task Force has presented 5 options. These options are:

1. Keep all the North of Market Street Blocks in the Project Area.
2. Take out all the North of Market Street blocks from the Project Area.
3. Keep the only the sidewalk and the facades of the buildings from 5th to 7th on the North side of Market Street.
4. Determine which properties will be in the Project Area on a site by site basis (address by address).
5. Develop their own Redevelopment Project Area on the blocks between 5th And 7th on Market Street.

Discussion followed and the question was raised if LE/L could have a seat on the Mid-Market PAC and then they could have a voice. Diamond responded that they were told that when the PAC was reconfigured LE/L certainly could have the option of gaining a seat. However, she would examine the current PAC openings to see if they could fill a seat now. Several weeks ago a flyer describing vacancies on the Mid-Market PAC was sent but at present no one from the group has expressed an interest. The LE/L Task Force also inquired that if they had a seat could they have "their own authority". Rhonnel said that he would research if there was precedence for this.

Brett Gladstone pointed out that a few years ago when the Survey Area boundaries were being determined, a similar Tenderloin group was looking at forming a Redevelopment Survey Area and wanted these Market Street blocks. We comprised at that time and said that if they formed a Survey Area we would cede these blocks to them. But for the time being we would keep the blocks in the Mid-Market Area in case their area did not become a Redevelopment Area. Then the blocks in question would not lose the benefits of being in a Redevelopment Area. They said fine and if they did not form a Redevelopment Area they would let us keep the blocks in ours.This was the agreement and now their position is completely contrary. Rhonnel stated that this agreement was mentioned at the first meeting with the group representatives. Also, legal preliminary findings to form the Mid-Market Survey Area pointed out this agreement. Gladstone suggested that copies of this should be sent to the group.

The discussion will continue with the LE/L Task Force and will be reported back to the full PAC.

VII.STAFF REPORT

Diamond distributed an article from the Tenderloin Neighborhood Development Corporation giving an update on the 10th and Market site that is being negotiated for a affordable housing development. She also told the group that PAC member Nancy Boas, representing a Commercial Owner seat had resigned.

VIII. PUBLIC COMMENT

George Mallman told the group that there would be a groundbreaking ceremony next week for a new police station on Jones Street.

Arthur Bryd from North of Market commented that he felt the neighborhood feared that they would be bull dozed if they were part of the Mid-Market Redevelopment Project Area. Also, the two vacant lots in that area had to be more than just parking lots for the Mid-Market theatre district. The key to acceptance would be the projects proposed on the vacancy lots and if they included affordable housing it would be hard for North of Market to turn us down.

The meeting was adjourned at 7:25

MID- MARKET PAC
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5.50

A committee of the San Francisco Redevelopment Agency

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Vice Chair

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Nancy Boas
William Boggs
Vince Calcagno
Marty Cerles
John Chang
Linda Corso
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John Elberling
Brett Gladstone
Sabrina Klein
George Lee
George Mallman
Robert Meyers
Cheryl Parker
Peter Poulos
Linda Schanfein
Byron Yee

MID-MARKET PROJECT AREA COMMITTEE MEETING
WEDNESDAY, SEPTEMBER 8, 1999
RAMADA PLAZA HOTEL
1231 MARKET STREET
5:30 TO 7:30 P.M.

AGENDA

I.	WELCOME AND INTRODUCTIONS	5:30 - 5:35
II.	APPROVAL OF MINUTES	5:35 -5:45
III.	REPORT OF THE CHAIR Election of new or resuming PAC members **(Action Item)**	5:45 – 6:00
IV.	CONSOLIDATION WITH SOMPAC **(Action Item)**	6:00 – 6:30
V.	FEDERAL GSA BUILDING Update and Discussion	6:30 –6:45
VI.	PROJECT BOUNDARIES FOCUSING ON BLOCKS NORTH OF MARKET STREET Update and Discussion	6:45 –7:00
VII.	STAFF REPORT	7:00- 7:15
VIII.	PUBLIC COMMENT	7:15 – 7:30

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MINUTES
REGULAR MEETING
MID-MARKET PROJECT AREA COMMITTEE
SEPTEMBER 8, 1999

PAC Members present: Tariq Alzarie, Ann Blackstone, Marty Cerles, Carolyn Diamond, Harry Haines, Ralph Lee, George Mallman, Cheryl Parker

PAC Members excused: John Chang, Linda Corso, Stanley Herzstein

PAC Members unexcused: Bill Boggs, Vince Calcagno, John Elberling, Brett Gladstone, Sabrina Klein, George Lee, Robert Meyers, Peter Poulos, Linda Schanfein, James Staryak, Matthew Udall, Byron Yee

Agency Staff: Jose Campos, Nashua Kalil, Rhonnel Sotelo

I. Welcome & Introductions

Vice Chair Ralph Lee called the meeting to order since the Chair was absent. He welcomed the group and asked for self-introductions.

II. Approval of Minutes
A quorum was not present so the minutes of the August meeting were not approved.

III. Report of the Chair

There was no report of the Chair.

IV. Consolidation with SOMPAC

Rhonnel Sotelo requested that agenda items IV. and VI. , Project Boundaries Focusing on Blocks North of Market Street be combined.

Sotelo began by telling the group that the South of Market Project Area (SOMPAC) voted against the concept of consolidation with the Mid-Market area. The vote was 11 to 7.

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Sotelo stated that staff will continue to work on consolidation with SOMPAC In the meantime, staff will continue planning and strategizing with Mid-Market and keep working towards Mid-Market Project status.

Jose Campos informed the group that an informational memorandum was being prepared by the Agency to distribute to the Agency Commission. This will give the commission an overview of what has gone on up to this point This informational memo will also outline the intended future steps for SOMPAC and Mid-Market.

Sotelo told the group that the staff is recommending to move forward with boundary determination, blight analysis, and preliminary planning. In regards to boundary determination, Sotelo told the group that the Lower Eddy/ Leavenworth Task Force group voted to exclude the blocks on the North side of Market Street and look at perhaps endorsing only the inclusion of the Market Street sidewalk and building facades on the North side of Market Street.

Sotelo reminded the group that when the Mid-Market Preliminary Plan was adopted two specific blocks on the North side of Market Street between 5th and 7th , blocks 342 & 350 , overlapped into what was then thought to be the boundaries of a possible North of Market Survey Area. Preliminary findings indicate that if these two blocks were not included in a North of Market Survey Area they would be placed in the Mid-Market Area. So the Agency's determination is that these two blocks would be included in Mid-Market's area. The Agency will continue to work with the North of Market community and hope to get them to participate in the process of Redevelopment. Matt Star, Director of the 1000 Market St. San Christina Bldg. stated that even though his building is on these North blocks he has not taken any position with Lower Eddy/Leavenworth Task Force or the Mid-Market PAC.

Sotelo summed up this discussion by making two points.

1. The Agency is interested in pursuing South of Market Plan Amendment and Mid-Market full Project status.
2. The North of Market blocks in question are critical to the elimination of blight and the improvement of Market St. Dialogue will continue with the Lower Eddy/Leavenworth folks and PAC members who represent these blocks. (This includes Ann, George and Tariq.) This is critical because these blocks, according to the preliminary plan, are supposed to be included.

PAC member Carolyn Diamond suggested that at some point the PAC take a formal vote on consolidation with SOMPAC for the record.

V. Federal GSA Building

Sotelo reminded the group that at the last meeting we elected people to sit on the advisory committee to the design group for the new GSA building at 7th and Mission. These people are: Ann Blackstone and Byron Yee the alternates are Linda Schanfein and Cheryl Parker. Bill Carney of the Redevelopment Agency will staff this advisory committee. It has not formally met yet. When it begins meeting there will be more information to report.

VII. Staff Report

Diamond reported that PAC member, Commercial Owner Nancy Boas, resigned from the PAC. Next Diamond asked the PAC if there were any members interested in sitting on the "Projects Sub-Committee" to work with the SOMPAC committee on a joint project to build a parking structure.

Sotelo introduced Mr. Pedro Arce from City Planning to discuss the granite benches that were removed from Market Street from 5th to 8th streets. The plan was to remove the benches for a 5-year period, until 2002, and then replace them.

City Planning is now starting to think how to replace these benches. Mr. Arce wants the Mid-Market PAC to discuss how and when these should come back. One of the alternatives is to ask that the replacement time period to be extended. Mr. Arce asked that the PAC make a decision at the next meeting. Marty Cerles asked if the replacement could be part of our final Redevelopment Plan and then we could have more input into the plan. Campos thought this was very doable and a subject for the Projects sub-committee to review.

Jose Campos introduced Ms Nashua Kalil a new staff member at the Redevelopment Agency who has been assigned to work on the Mid-Market and SOMPAC projects.

VIII. Public Comment

There was not public comment so the meeting was adjourned.

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MID-MARKET PROJECT AREA COMMITTEE MEETING
WEDNESDAY, OCTOBER 13, 1999
RAMADA PLAZA HOTEL
1231 MARKET STREET
5:30 TO 7:30 P.M.

AGENDA

I.	WELCOME AND INTRODUCTIONS	5:30 - 5:35
II.	APPROVAL OF MINUTES	5:35 -5:45
III.	REPORT OF THE CHAIR Election of new or resuming PAC members Election of Chair and Vice Chair **(Action items)**	5:45 – 6:00
IV.	PRESENTATION OF BLIGHT FINDINGS AND BOUNDARY DISCUSSION	6:00 – 6:40
V.	GRANITE BENCHES ON MARKET ST. **(Action item)** **RESOLUTION:** "The Mid-Market Project Area Committee recommends that the granite benches removed from Market Street, between 5th & 8th Streets , not be replaced at this time. The PAC recommends that the benches remain in storage until the Redevelopment projects slated for Market Street occur. Over the next three to five years, these Redevelopment projects will provide improvements in the area. At that time, it will be appropriate to replace the granite benches."	6:40 –7:00
VI.	STAFF REPORT	7:00- 7:15
VIII.	PUBLIC COMMENT	7:15 – 7:30

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Notice

The Mid-Market PAC meeting scheduled for October 13th has been changed.

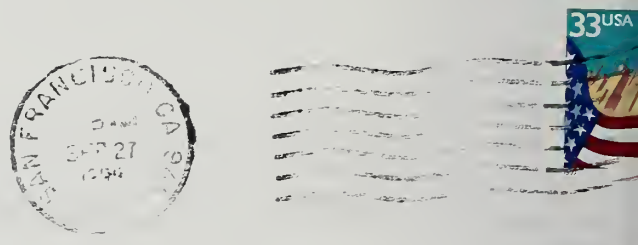
PLEASE NOTE

The Mid-Market PAC meeting will be on:

- Wednesday, October 20th
- Ramada Hotel 1231 Market Street
- 5:30 to 7:30 p.m.

The agenda is the same. We need a quorum so please plan to be there.

MARKET STREET ASSOCIATION
870 Market St., Ste. 456
San Francisco, CA 94102



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MINUTES
REGULAR MEETING
MID-MARKET PROJECT AREA COMMITTEE
OCTOBER 20, 1999

PAC members present: Ann Blackstone, Vince Calcagno, Carolyn Diamond, John Elberling, Ralph Lee, George Mallman, Robert Meyers, Cheryl Parker, Peter Poulos, Byron Yee

PAC members excused: Tarik Alzarie, Marty Cerles, John Chang, Linda Corso, Brett Gladstone, Harry Haines, George Lee

PAC members unexcused: Sabrina Klein, Linda Schanfein

Agency staff: Jose Campos, Rhonnel Sotelo, Nashua Kalil

I. WELCOME AND INTRODUCTIONS

Vice Chair Ralph Lee opened the meeting and called for self-introductions.

II. APPROVAL OF MINUTES

The minutes of the September 1999 meeting were approved as written.

III. REPORT OF THE CHAIR

Ralph Lee acting as Chair called for the election of a new PAC member to fill the seat of Commercial Property Owner. Carolyn Diamond nominated Ms Patricia Schade, representing the Martin Building Co., which owns property on Mint Street. The vote to elect Ms Schade was unanimous. Next Lee called for nominations for Chair of the PAC. Mr. Lee was nominated by Carolyn Diamond and approved unanimously. Carolyn Diamond's name was then placed in nomination for Vice Chair of the PAC by George Mallman. The approval vote was unanimous.

IV. PRESENTATION OF BLIGHT FINDINGS AND BOUNDARY DISCUSSION

Rhonnel Sotelo began by distributing a Redevelopment Plan Adoption Schedule. This is a flow chart of activities and estimated final dates leading to final approval of a Redevelopment Project.

Sotelo mentioned that the South of Market consolidation is still considered by staff to be the best scenario and that the consolidation issue may be revisited in the future. For now the blight studies are continuing in the Mid-Market area with the goal of making Mid-Market its own Redevelopment Project.

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There is an existing conditions report and blight analysis but this report is being reevaluated by Sotelo and Nashua Kalil. According to State law two levels of findings of blight are necessary. 1.Physical conditions, (a building is deteriorated, dilapidated or an unreinforced masonry building) 2. Economic conditions, (proliferation of adult uses, crime, unsafe for public, undervalued). Other criteria that Sotelo wants to explore are unusual block sizes and odd lots and multiple ownership. The blight analysis findings should be complete sometime this Fall. Proceeding on this track, staff hopes to get recommendations and approvals for the PAC to adopt by the end of next year.
An Environmental Impact Report is required for a project area. However, an EIR cannot begin without a defined project. A defined project is one with defined boundaries and having a development program in place. The PAC will approve the defined boundaries and the bight analysis.
Cheryl Parker raised the question of why a blight analysis is being done since she believed it had already been completed. Sotelo responded that an analysis had been done but it was done in 1996 and the information was outdated. Also, the survey instrument which was used could be called into question on how it was applied and the lack of experience of the individuals who did the work. Vince Calcagno asked for a copy of the criteria of blight according to the law. Ralph Lee asked what happened to the block by block analysis that the Projects Sub-Committee did several months ago. The sub-committee made some recommendations on specific sites in the area. Sotelo said he would check with David Habert for the information. Carolyn Diamond asked about the EIR process and asked if it would be wiser to attach the study to one that is going to be done in the South of Market area. Sotelo answered that it would be more cost efficient to attach them. Separate EIRs would be approximately half-million each. At this point it has not been determined if South of Market will need an EIR since one was done in 1997. If they do have to have an EIR redone it will be the recommendation of the staff to do one which would include both areas. Diamond also asked how Redevelopment staff was convincing their Director and Commissioners that Mid-Market could be a stand-alone project based on the fiscal analysis that showed little money available. Sotelo answered that if they can make findings of blight it can be a Redevelopment Project. Logically since we have two contiguous areas with similar goals and objectives and similar blighting conditions it is hard to convince the Director and Commissioners that a stand-alone project is the best approach. The stand-alone project can be done but it will be on a slower timeline and City resources and services will be funneled into the program through Redevelopment. Staff would still like to see consolidation. Diamond commented that she believed that Mid-Market should still have a formal vote on consolidation for the record. It will be placed on the November agenda as an action item. Sotelo commented that outreach is continuing to the North of Market blocks.

V. GRANITE BENCHES ON MARKET STREET

Diamond reported to the group that Redevelopment staff asked that the wording of the resolution on the replacement of Market Street granite benches be changed. The role of the Agency was too definitive.

Pedro Arce of City Planning was in attendance and spoke to the issue of the benches. He reminded the committee that the Art Commission required that the benches be returned after a 5 year period. This will be in the year 2002.

After discussion the group agreed that a letter be drafted asking the Art Commission to postpone the replacement of the benches. The PAC would like to have more time to develop a comprehensive public space program for the Mid-Market area.

Diamond moved that the PAC write a letter to the Arts Commission to ask for an extension for the replacement of the benches between 5th & 8th Streets. The vote was called and approved unanimously.

VI. STAFF REPORT

Diamond distributed a flyer announcing the Thursday Showcase in United Nations Plaza. This is an antique and collectibles fair and is scheduled for every Thursday beginning October 28, 1999. The Fog City Flea Market and Market Street Association are sponsoring this fair.
Diamond also reported that she had met with the Director of the SF Redevelopment Agency, Mr. James Morales, to discuss the future of the Mid-Market Redevelopment Project future. Mr. Morales assured her that the planning process will continue to seek Redevelopment status. She suggested that the PAC members make an appearance at the next Redevelopment Commission meeting and let the Commissioners know that the PAC is continuing their efforts and energies to make the area a Project Area.
Jose Campos added that he wants to prepare a briefing for the Commissioners in November. The procedures to prepare for a Mid-Market Redevelopment Project Area will be presented along with a timeline. The PAC agreed this was a good idea.

VII. PUBLIC COMMENT

Ms Swift commented that she believed that the area should be looked at as a whole and not limited to a singular project. We need to bring energy back to the streets.

The meeting was adjourned 7:15 p.m.

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MID-MARKET
PROJECT AREA COMMITTEE MEETING
WEDNESDAY, NOVEMBER 10, 1999
RAMADA PLAZA HOTEL
1231 MARKET STREET
5:30 TO 7:30 P.M.

AGENDA

I.	WELCOME AND INTRODUCTIONS	5:30 - 5:35
II.	APPROVAL OF MINUTES	5:35 -5:45
III.	REPORT OF THE CHAIR Election of new or resuming PAC members **(Action item)**	5:45 – 6:00
IV.	VOTE ON CONSOLIDATION **(Action item)**	6:00 – 6:30
V.	GRANITE BENCHES ON MARKET ST. **(Action item)** Review of DRAFT letter	6:30 –6:40
VI.	UPDATE REPORT ON COMMISSION WORKSHOP	6:40- 7:10
VII.	STAFF REPORT	7:10 – 7:20
VIII.	PUBLIC COMMENT	7:20 –7:30

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Linda Schanfein
Byron Yee

Minutes
Mid-Market Project Area Committee
November 10, 1999

PAC members present: Ann Blackstone, Vince Calcagno, John Chang, Carolyn Diamond, John Elberling, Brett Gladstone, Ralph Lee, George Mallman, Peter Poulos, Patricia Schade, Linda Schanfein, Byron Yee

PAC members excused: Tariq Alzarie, Marty Cerles, Linda Corso, Harry Haines, Stanley Herzstein

Staff present: Rhonnel Sotelo

1. Welcome and Introductions

Chair Ralph Lee called for introductions. He then noted that a quorum was present.

2. Approval of Minutes

The minutes of the October 20th PAC meeting were approved.

3. Report of the Chair

The Chair introduced the newest PAC member, Ms Patricia Schade from the Martin Building Co. representing Commercial Building Owner.

4. Vote on Consolidation

Rhonnel Soleto recapped the history of consolidation with the South of Market Project Area (SOMPA). Since Mid-Market (MM) and South of Market (SOM) are contiguous areas sharing similar blighting conditions the consolidation of these areas was considered a logical strategy. Mid-Market could attach with the current existing SOM Project Area that is part of the Golden Gateway Project. This consolidation would access the tax increment funds for MM. This which would allow funding for projects and the ability to issue bonds. The SOMPAC voted not to consolidate in an 11 against 7 for vote.

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Even though the areas are contiguous, share similar blighting conditions and mutual project goals the SOMPAC raised objections stating that they were concerned that their plan amendments would be delayed and that SOM would get lost in the consolidation. The Agency intends to revisit the proposal of consolidation with South of Market.

Brett Gladstone made a motion that the MM PAC approve moving forward on consolidation notwithstanding the vote of the South of Market PAC. Discussion followed and Gladstone stated that he thought MM PAC could convince the members of the SOMPAC that consolidation is a good idea. John Elberling added a variation of the motion stating that we support a fiscal consolidation because without that there is no MM project. He recommended that there be a fiscal consolidation no matter what and a projects consolidation whenever feasible and mutually acceptable. A projects consolidation would be a sharing of projects and money. To consolidate only fiscally each project area could remain separate and control their own programs. Mallman suggested that the MM PAC should vote on consolidation and remain vague, not mentioning a fiscal consolidation. He suggested that when MM makes its presentation to the Redevelopment Commission on November 23rd we state that we want to continue to work toward consolidation. Elberling stated that the Commissioners would state that the SOMPAC said no and then we will be putting our fate in the hands of the SOM.

Carolyn Diamond stated MM presence at the Commission has not been strong and now is the time to show the Commissioners that MM wants consolidation and at the minimum a fiscal consolidation.

An amended motion was configured and was called for a vote. The amended motion to consolidate was read as follows:

Mid-Market PAC supports a consolidation that is mutually agreeable to both the Mid-Market PAC and the South of Market PAC but at a minimum achieves a fiscal merger.

The vote was called and the motion passed unanimously.

4 a. Approval of Recommendations of projects outlined by the Projects Sub-Committee of the MM PAC

Sotelo told the PAC that an agenda item had been placed on the Redevelopment Commissioners Meeting schedule for November 23rd. At this meeting the staff and volunteer PAC members will be briefing the Commissioners on the status of the MM project.

A list of specific projects to be brought before the Commissioners had been developed by the MM Projects Sub-committee. This list was distributed to the PAC for approval.

After discussion and rewrite the list of projects to present to the Commission was prepared as follows:

1. Improving parking and public transit uses. This includes building a parking structure and upgrading the muni metro stations.
2. Rehabilitating an existing Market Street adult use theatre to a repertory theater or multi-use arts center.
3. Obtaining an office building for use by non-profit groups.
4. Developing the vacant lot that was the site of the Embassy Theater.
5. Developing the Old Mint to hotel/conference and/or museum use.
6. Developing a Market Street Urban Design Guideline.
7. Requiring owners of vacant buildings to put them into use.
8. Developing affordable housing on the blocks on the North side of Market Street.

A motion was made to approve this list. There was no further discussion and the list was approved unanimously.

5. Granite Benches on Market Street

At the October MM PAC meeting it was agreed that PAC staff would draft a letter to the Arts Commission regarding the replacement of the granite benches. The letter was drafted and sent to PAC members for review. The draft letter was discussed and the final draft was prepared.(Attached) A motion to approve the letter was then called. The motion passed unanimously.

6. Update Report on Commission Workshop

This subject was covered under agenda item # 4a.

7. Staff Report

Carolyn Diamond asked Brett Gladstone to introduce his guest, Mr. Gus Murad. Mr. Murad is a potential investor in Market Street buildings that are situated in the Mid-Market area. Mr. Murad gave the group a history of his development projects in the area. Mr. Murad's interest in Market Street is to invest in buildings to convert to small hotels.

Next Diamond distributed a concept plan developed by Mr. Bill Schwartz, for conversion of theaters on Market Street. Currently Mr. Schwartz is working with the Eureka Theater. Diamond has invited Mr. Schwartz to appear at the November 23rd meeting of the Redevelopment Commission.

Diamond also distributed the minutes of the November 9, 1999 meeting of the Projects Sub-Committee.

8. Public Comment

Hope Swift asked for an update of the improvements to United Nations Plaza. Diamond responded that there has been a plan drafted to do physical improvements to the Plaza yet the funding for these improvements have not yet been secured.

Garrett Jenkins, North of Market Planning Coalition commented on the Projects List that was approved earlier in the meeting. Specifically item #3, regarding obtaining an office building for use by non-profit groups. He was concerned that the non-profit groups that would be attracted to this building would be social service groups. This area and the Tenderloin are saturated with these agencies and he felt that it was not in the best interest of the neighborhood to invite more to make their headquarters here.

Benches. He agreed that the bench reinstallation should be reconsidered. He felt that public artwork would be more appropriate for the area.

Inculusion of the North of Market blocks into the MM Project Area will be an issue for North of Market just like it is with the SOMPAC. This issue is control. North of Market will not have control if MM takes these blocks. He supports redevelopment and affordable housing but it is a matter of control and who is going to get the money. If we can answer that question we could work more closely together to improve our neighborhood.

The meeting ended at 7:15.

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Byron Yee

Mr. Stanlee Gatti, President
Art Commission
25 Van Ness Ave. Suite 240
San Francisco, CA 94102

Dear Mr. Gatti:

The Mid-Market Redevelopment Project Area Committee (PAC) has been discussing with City officials the return of the granite benches that were removed from Market Street between 5th & 8th Streets. It is our understanding that the benches are scheduled to be replaced by the year 2002 and preparations are now being considered for the re-installation.

As you recall the granite benches were removed from this area by request of the merchants and residents on Market Street. These individuals and businesses cite several reasons justifying their request for removal of these benches. These reasons included the increase of petty crime, drug dealing, aggressive panhandling and sleeping on the benches.

The Mid-Market PAC has dedicated several years of work to develop a comprehensive improvement plan for the Mid-Market area, which includes Market Street between 5th & 8th. One aspect of this plan is to dramatically enhance and redefine the quality of the pedestrian environment on Market Street. The PAC considers street furniture as an important element of this plan.

Since the PAC is continuing to refine its plan we are requesting a postponement and possible reconsideration of re-installation of the benches. We would like to work closely with the Art Commission on this issue and ensure that the timing of the return of the benches is beneficial to all concerned.

Sincerely,

Ralph Lee, Chair
Representing the
Members of the Mid-Market PAC

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MID-MARKET
PROJECT AREA COMMITTEE MEETING
WEDNESDAY, DECEMBER 8, 1999
RAMADA PLAZA HOTEL
1231 MARKET STREET
5:30 TO 7:30 P.M.

AGENDA

I.	WELCOME AND INTRODUCTIONS	5:30 - 5:35
II.	APPROVAL OF MINUTES	5:35 -5:45
III.	REPORT OF THE CHAIR Election of new or resuming PAC members **(Action item)**	5:45 – 6:00
IV.	VOTE ON APPROVAL OF CONTRACT EXTENSION FOR PAC STAFF **(Action item)**	6:00 – 6:15
V.	PROJECT SCHEDULE REVIEW	6:15 –6:40
VI.	REPORT ON COMMISSION WORKSHOP	6:40- 7:10
VII.	STAFF REPORT	7:10 – 7:20
VIII.	PUBLIC COMMENT	7:20 –7:30

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MID- MARKET PAC
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A committee of the San Francisco Redevelopment Agency

MEMBERS

Ralph Lee
Chair
Carolyn Diamond
Vice Chair

Tariq Alazarie
Ann Blackstone
Vince Calcagno
Marty Cerles
John Chang
Linda Corso
John Elberling
Brett Gladstone
Harry Haines
Stanley Herzstein
Sabrina Klein
George Lee
George Mallman
Cheryl Parker
Peter Poulos
Patricia Schade
Linda Schanfein
Byron Yee

MINUTES
REGULAR MEETING
MID-MARKET PROJECT AREA COMMITTEE
DECEMBER 8, 1999

PAC members present: Ann Blackstone, Vince Calcagno, Marty Cerles Carolyn Diamond, John Elberling, Sabrina Klein, Ralph Lee, George Mallman, Cheryl Parker, Peter Poulos, Bryron Yee

PAC members excused: Brett Gladstone, Harry Haines, Stanley Herzstein, George Lee, Robert Meyers, Patricia Schade

PAC members unexcused: Tariq Alzarie, John Chang, George Lee, Linda Schanfein

Agency Staff: Rhonnel Sotelo

I. Welcome and Introductions

Chair Ralph Lee welcomed the group and asked for self-introductions.

II. Approval of Minutes

The minutes of the November meeting were approved.

III. Report of the Chair

Chair Lee reported that we have two potential new PAC members and their names will be submitted and nominated at the January meeting. The seats will be for the commercial tenant and arts and cultural seats.

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IV. Vote on Approval of Contract Extension For PAC Staff

The contract for the PAC staff expires on December 31, 1999. A request for a one-year extension of this contract will be before the Redevelopment Commission in December. The PAC voted unanimously to support the extension of the contract.

V. Project Schedule Review

Sotelo reported that the blight analysis studies were continuing for the area west of 8th Street. He hopes to be able to present those blight analysis findings to the group next month. At that time he wants to have a more detailed list of actions that would be developed by the Projects Committee. One of the requirements he has from the Agency is a detailed Schedule of Action and this should be prepared by the end of January. This is a detailed piece that shows what needs to be done to reach Plan Adoption.

VI. Report on SF Commission Workshop

Sotelo distributed reproductions of the handouts that he had presented to the Commissioners at the November 23rd meeting. The idea of the presentation was to give the Commissioners an idea of where we are at, the potential for the area based on the findings of blight, highlight the issue of the North of Market blocks and highlight the priorities of the future. Those priorities being housing, a theater/entertainment district, parking/transit and pedestrian environment improvements, UMB's buildings and historic preservation/building re-use.

Eight specific projects that were recommended by the PAC were presented to the Commission. PAC members Carolyn Diamond, John Elberling, Brett Gladstone, Ralph Lee, George Mallman and Mr. Bill Schwartz, from the Eureka Theatre Company highlighted these projects.

Also, Sotelo wanted the Commissioners to know where we are going next. He wanted the Commissioners to know that we are working with the South of Market and North of Market communities in mutual planning efforts to make the area a stitching ground for the area and not make Market Street the dividing line. We want to continue having a dialogue and working with both of the neighborhoods on either side of Market Street. The development of a Redevelopment Program will start putting the pieces together of how we are going to meet the priorities for the future as well as the PAC recommended projects.

He believed that the presentation went very well and Agency and Commissioners were pleased.

VII. Staff Report

Carolyn Diamond distributed articles from the Examiner newspaper that featured Amy Chung discussing the condition of the Mid-Market area. Diamond also called for a report from the members of the PAC who sit on the Design Review Committee for the new GSA building. There has been no discussion and she asked for an update. Sotelo responded that he has not heard of any activity at the Agency and the representing PAC members did not have any information.
She gave a status report of the antique and collectibles market at United Nations Plaza. There have been a few problems with street people at the Market but a police office has been hired and this has helped. All in all the market is going well and we anticipate approximately 100 vendors in the plaza in the future.

VIII. Public Comment:

Sabrina Klein asked for time to report on her meeting with Rhonnel and Bill Carney and representatives of several arts organizations. John Kilacky of Yerba Buena Center convened the meeting. There are arts organizations that are being dislocated from their spaces and there is a crisis in the City of arts housing. Performance space, rehearsal space, meeting space, administrative space, and classroom space. There is an immediate need to find space for these art organizations. The Mid-Market PAC can help make a coherent response to disenfranchised art groups. The PAC 's initiative to have a collective arts district is inviting.

A coordinated needs assessment study for arts/culture groups is necessary. The Hotel Tax Fund is a possible funding source to do a study of collective arts groups and their needs. Rhonnel added that he will try to get the arts group more familiar with the Concept Plan of Mid-Market and also how to coordinate this larger feasibility arts culture study and have it in place so Redevelopment could help implement it down the line. Sabrina hoped that there could be some short term plans that could help these groups. Ann Blackstone stated that she hoped that some short-term solutions could be done for these groups. It seems that we have spent a lot of time identifying the problems yet no solutions were acted upon. Sabrina hoped that with the crisis situation now and some possibility of funding from the Hotel Tax to collect information some action will be taken. She hopes that the arts organization can be put into an advocacy mode for Mid-Market.

Cheryl Parker wanted to express her alliance with Ann Blackstone's statement of frustration with no solutions in the works. She also hoped that the arts community could be helped by the Mid-Market group in a timely manner and help the arts community retain their homes in San Francisco. An arts space report will be placed on the January agenda.

Hope Swift wanted to know why the Bloomingdale's project was taken out of the Mid-Market area. Sotelo promised to bring the information to the next meeting.

The meeting adjourned at 7:10 p.m.

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Peter Poulos
Patricia Schade
Linda Schanfein
Byron Yee

MID-MARKET
PROJECT AREA COMMITTEE MEETING
WEDNESDAY, JANUARY 12, 2000
RAMADA PLAZA HOTEL
1231 MARKET STREET
5:30 TO 7:30 P.M.

AGENDA

I.	WELCOME AND INTRODUCTIONS	5:30 - 5:35
II.	APPROVAL OF MINUTES	5:35 -5:45
III.	REPORT OF THE CHAIR Election of new or resuming PAC members **(Action item)**	5:45 – 6:00
IV.	PROJECT SCHEDULE REVIEW	6:00 – 6:15
V.	ARTS SPACE REPORT	6:15 –6:40
VI.	NORTH OF MARKET BLOCKS WARFIELD BLOCK REPORT	6:40- 7:10
VII.	STAFF REPORT	7:10 – 7:20
VIII.	PUBLIC COMMENT	7:20 –7:30

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Byron Yee

MINUTES
REGULAR MEETING
MID-MARKET PROJECT AREA COMMITTEE
JANUARY 12, 2000

PAC members present: Ann Blackstone, Vince Calcagno, Marty Cerles, Carolyn Diamond, Ralph Lee, George Mallman, Cheryl Parker, Peter Poulos, Patricia Schade, Linda Schanfein, Byron Yee

PAC members excused: John Chang

PAC members unexcused: Tariq Alzarie, Linda Corso, John Elberling, Brett Gladstone, Harry Haines, Stanley Herzstein, George Lee, Robert Meyers

Agency staff: Rhonnel Sotelo, Corwin Hankins

I. WELCOME AND INTRODUCTIONS Chair Ralph Lee called the meeting together and called for self-introductions.

II. APPROVAL OF MINUTES The minutes of the December meeting were approved unanimously.

III. REPORT OF THE CHAIR Chair Ralph Lee reported that the contract for the PAC staff had been extended by the Agency for one year. Secondly, he called for a nomination for new PAC members. Carolyn Diamond nominated Mr. Ken Parker for a seat on the PAC in the category of Residential Tenant. Mr. Parker lives in the Trinity Plaza Building at 8th and Market Street. He was elected unanimously. Next, Bryon Yee nominated Mr. Andrew Fairbanks, of the Arts Institute International for a seat on the PAC in the category of Commercial Tenant. Mr. Fairbanks was elected unanimously.

IV. PROJECT SCHEDULE REVIEW Rhonnel Sotelo introduced Corwin Hankins as a new planning associate at the Agency. Mr. Hankins will be working on the blight analysis for the 8th to 10th Street area.

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Sotelo distributed a Plan Adoption Schedule for Mid-Market. The schedule outlines Activities, Responsibilities and Estimated Final dates for adoption of a Redevelopment Plan. (Enclosed)

V. ARTS SPACE REPORT Rhonnel reported that there are various art groups looking for space in the City. He has met with the Executive Director of Yerba Buena Center and several other art and City officials regarding the immediate need of space. The consortium of arts groups are interested in looking a Mid-Market as a possible location for various groups to use for office space, studio space, lecture halls, rehearsal space and production uses. In general they need about 30,000 sq. feet of space.
This would be for interim use until permanent homes can be found or acquired. In the long term this consortium is considering Mid-Market for long term homes because there is interest from the Mid-Market community to host arts groups and there is availability in the area. There are two things happening: 1. Short term need to find space. 2. An overall needs assessment of that the Grants for the Arts people would like to have done to explore the feasibility of keeping these groups in San Francisco.
They want to develop some partnership s with the Redevelopment Agency and look at Mid-Market and see the probability of finding some short-term space and finding a long-term solution. We want to see if their goals meet the Mid-market goals for development of an arts district. Initially this partnership seems to be a good match.

Cheryl Parker commented that a good resource for this project would be the South of Market Foundation Space Locator Service. George Mallman suggested Laura Silver of SF Art Institute also be contacted. Rhonnel commented that he thought this was a real opportunity.

Peter Poulos commented that he thought that the area was beginning to change and that the multimedia companies are taking a look at Mid-Market. The competition for space south of Market is fierce and Mid-Market is beginning to see possible investors. He felt that the PAC should be identifying available spaces and that we would not have to work that hard at attracting new businesses. Blackstone confirmed that many potential non-profit groups are looking a Mid-Market.

Rhonell mentioned that the Projects Committee would be continuing working on arts space and develop a partnership with the arts groups. If anyone on the PAC wants to be involved with this project they should attend the Projects Committee meetings on the 2nd and 4th Tuesday of every month.

VI. NORTH OF MARKET BLOCKS Rhonell is working with some community members in the North of Market blocks to see what their goals are for those blocks and how the Mid-Market and North of Market can work together on a plan that satisfies both groups.

Specifically Rhonell talked about the Warfield building which has been recently purchased. The new owners have consolidated 4 parcels and are looking at several possible developments including a mixed used parking structure and some nighttime entertainment venue. The upper stories of the Warfield may be able to provide office space for some arts groups.

Rhonell mentioned that we would ask the new owners to present to the PAC their plans once they have a more concrete idea of the direction they are going to pursue.

VII. STAFF REPORT Carolyn Diamond commented that she had talked with Kary Schulman, Director of the Hotel Tax Fund, about the arts groups taking a look at Mid-Market. She shared with the group her theory that the arts community is the group that Mid-Market needs as a political force to make the Mid-Market area a Project Area.

As part of the staff report Rhonnel distributed a response he drafted to the question of why the Emporium Building was moved to the Yerba Buena Center Project Area.

VIII. PUBLIC COMMENT

Ann Blackstone asked who was responsible for the plywood covered windows in the Emporium. Diamond stated that she would find out what the plans are for the window covering. She knew that they were initially covered for the anticipated New Year's Eve celebrations.

Garrett Jenkins of North of Market Street commented that the S.F. P.D. Tenderloin Task Force will be moving out of 1 Jones Street and that this building may be suitable for a multi-cultural center. He also told the group that Mr. Art Bryde, a Tenderloin activist had passed away last week and a memorial service would be held for him tomorrow.

Chair Lee asked for other public comments and then adjourned the meeting.

MID MARKET REDEVELOPMENT PLAN ADOPTION SCHEDULE

Draft Schedule: 12 JANUARY 2000

ACTIVITIES / DOCUMENTS	RESPONSIBILITY	ESTIMATED FINAL DATES
Blight Analysis & Project Area Boundaries		
Conduct Blight Analysis - 7th to 10th Streets	SFRA Staff	To be completed
Finalize Blight Analysis and Boundaries	SFRA Staff/PAC	1st Quarter 2000
Coordinate Outreach for North of Market Blocks	SFRA Staff/PAC	
Determine Final Redevelopment Project Area Boundaries	SFRA Staff/PAC	
Identify and Formulate Redevelopment Program		
Continued Community Outreach / Information Sharing	PAC	To be completed
Redefine Mid Market Development Scenarios	SFRA Staff/PAC	2nd Quarter 2000
Create List of Potential Redevelopment Projects	SFRA Staff/PAC	
Determine Financial Feasibility	SFRA Staff	
Identify Alternatives to Implement Projects/Programs	SFRA Staff	
Preliminary Report		
Prepare Preliminary Report	SFRA Staff	To be completed 2nd / 3rd Quarter 2000
Draft Redevelopment Plan		
Prepare Plan Goals & Objectives	SFRA Staff/PAC	To be completed
Prepare Draft Redevelopment Plan	SFRA Staff	2nd / 3rd Quarter 2000
Review Draft Redevelopment Plan	PAC	
General Plan/Planning Code Amendments		
Draft General Plan/Code/Rezoning Amendments	SFRA Staff	To be completed
Review of Documents	PAC	1st Quarter 2001
Final General Plan/Code/Rezoning Amendments	SFRA Staff	
Environmental Impact Report (to be funded for FY 2000/2001)		
Redefine and Prepare Project Description	SFRA Staff	To be completed
Draft Environmental Impact Report	SFRA Staff	1st Quarter 2001
Review Comments and Responses	PAC/Public	
Final Environmental Impact Report	SFRA Staff	
Final Report on the Redevelopment Plan		
Redevelopment Plan	SFRA Staff	To be completed through
Revised Preliminary Report	SFRA Staff	1st Quarter 2001
Implementation Plan	SFRA Staff/PAC	
Owner Participation Rules	SFRA Staff/PAC	
Relocation Plan	SFRA Staff/PAC	
Report/Recommendation of the Planning Commission	SFRA Staff	
Summary of Consultation with the PAC	SFRA Staff/PAC	
Summary of Consultations with Taxing Agencies	SFRA Staff	
Neighborhood Impact Report	SFRA Staff	
Final Environmental Impact Report	SFRA Staff	
Final Report on the Redevelopment Plan		
Recommendations and Approvals	SFRA Staff/PAC	Late 1st Quarter 2001

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MID-MARKET
PROJECT AREA COMMITTEE MEETING
WEDNESDAY, FEBRUARY 9, 2000
RAMADA PLAZA HOTEL
1231 MARKET STREET
5:30 TO 7:30 P.M.

AGENDA

I.	WELCOME AND INTRODUCTIONS	5:30 - 5:35
II.	APPROVAL OF MINUTES	5:35 -5:45
III	REPORT OF THE CHAIR	5:45 – 6:00
IV.	10th & MARKET HOUSING UPDATE TNDC & Citizens Housing	6:00 – 6:30
V.	EMPORIUM PROJECT UPDATE (Bloomingdale's) Forest City Development	6:30 –7:00
VI.	ARTS SPACE FOLLOW-UP REPORT	7:00 – 7:15
VII.	PUBLIC COMMENT	7:15 – 7:30

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MID MARKET REDEVELOPMENT PLAN ADOPTION SCHEDULE

Draft Schedule: 12 JANUARY 2000

ACTIVITIES / DOCUMENTS	RESPONSIBILITY	ESTIMATED FINAL DATES
Blight Analysis & Project Area Boundaries		
Conduct Blight Analysis - 7th to 10th Streets	SFRA Staff	To be completed
Finalize Blight Analysis and Boundaries	SFRA Staff/PAC	1st Quarter 2000
Coordinate Outreach for North of Market Blocks	SFRA Staff/PAC	
Determine Final Redevelopment Project Area Boundaries	SFRA Staff/PAC	
Identify and Formulate Redevelopment Program		
Continued Community Outreach / Information Sharing	PAC	To be completed
Redefine Mid Market Development Scenarios	SFRA Staff/PAC	2nd Quarter 2000
Create List of Potential Redevelopment Projects	SFRA Staff/PAC	
Determine Financial Feasibility	SFRA Staff	
Identify Alternatives to Implement Projects/Programs	SFRA Staff	
Preliminary Report		
Prepare Preliminary Report	SFRA Staff	To be completed 2nd / 3rd Quarter 2000
Draft Redevelopment Plan		
Prepare Plan Goals & Objectives	SFRA Staff/PAC	To be completed
Prepare Draft Redevelopment Plan	SFRA Staff	2nd / 3rd Quarter 2000
Review Draft Redevelopment Plan	PAC	
General Plan/Planning Code Amendments		
Draft General Plan/Code/Rezoning Amendments	SFRA Staff	To be completed
Review of Documents	PAC	1st Quarter 2001
Final General Plan/Code/Rezoning Amendments	SFRA Staff	
Environmental Impact Report (to be funded for FY 2000/2001)		
Redefine and Prepare Project Description	SFRA Staff	To be completed
Draft Environmental Impact Report	SFRA Staff	1st Quarter 2001
Review Comments and Responses	PAC/Public	
Final Environmental Impact Report	SFRA Staff	
Final Report on the Redevelopment Plan		
Redevelopment Plan	SFRA Staff	To be completed through
Revised Preliminary Report	SFRA Staff	1st Quarter 2001
Implementation Plan	SFRA Staff/PAC	
Owner Participation Rules	SFRA Staff/PAC	
Relocation Plan	SFRA Staff/PAC	
Report/Recommendation of the Planning Commission	SFRA Staff	
Summary of Consultation with the PAC	SFRA Staff/PAC	
Summary of Consultations with Taxing Agencies	SFRA Staff	
Neighborhood Impact Report	SFRA Staff	
Final Environmental Impact Report	SFRA Staff	
Final Report on the Redevelopment Plan		
Recommendations and Approvals	SFRA Staff/PAC	Late 1st Quarter 2001

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MINUTES
REGULAR MEETING
MID-MARKET PROJECT AREA COMMITTEE
FEBRUARY 9, 2000

PAC members present: Tariq Alzarie, Ann Blackstone, Vince Calcagno, Marty Cerles, Carolyn Diamond, Andrew Fairbanks, Ralph Lee, Brett Gladstone, john Elberling, Robert Meyers

PAC members excused: John Chang, Peter Poulos

PAC members unexcused: Harry Haines, Stanley Herzstein, Sabrina Klein, George Lee, Cheryl Parker, Ken Parker, George Mallman, Linda Schanfein

Agency staff: Rhonnel Sotelo

I. WELCOME AND INTRODUCTIONS: Chair Ralph Lee called the meeting to order and called for self-introductions.

II. APPROVAL OF MINUTES: There was no quorum noted so the approval
of minutes was continued.

III. STAFF UPDATE: Rhonnel told the group that the arts agencies interested in the Oddfellows Building were continuing to pursue sites on or near the Mid-Market area. Apparently the Oddfellows Building is no longer on the market for sale. Also, Rhonnel reported that at last week's commission meeting it was reported that the sale of the property at 7th & Mission to the GSA would go through. Bill Carney of the Agency will manage the project.

IV. 10th & MARKET PRESENTATION.

Craig Adelman of Tenderloin Neighborhood Development Corp. reported that the deal with the Bank of America building at 10th & Market was moving forward. The Bank was selling the property at a "bargain price". In a few weeks a loan will be secured from Bank of America and the deal is

expected to close in 120 days. Skidmore, Owings, & Merrill have been hired for the project. It is expected to be a mixed-use project with ground floor commercial. Office space is also being worked into the project with Market Street frontage having 60 to 70 feet of multi media space. Five hundred (500) units of housing are expected.

V. EMPORIUM PROJECT UDATE

David Jones of Forest City Development gave the group an update on the 835 Market Street (Emporium) Project. They are proceeding through the entitlement process. Demolition/construction is expected to begin in September, 2000. It is anticipated to be a 27-month process to complete the project. The project will include a Bloomingdale's store, various retail stores, a 400-room hotel and other amenities. The historical rotunda dome will be raised. The rotunda space will still be maintained. No bridge from the building connecting to the 5th and Mission Street garage is planned. Jesse Street will be vacated for the project. The question of parking was raised. The development is following the guidelines of the City's Transit First policy and parking will be utilized at the 5th and Mission Street garage.

VI. REPORT OF THE CHAIR

Chair Ralph Lee turned the floor over to PAC member John Elberling to open a discussion regarding the Redevelopment Agency's 5-year budget plan. In the recently released draft budget Mid-Market has money earmarked for planning only. There is no money budgeted for development. The projections in the budget reveal that by the year 2005 the Agency will have no more money and the City's General Fund money will be needed. We need to find an additional source of revenue for Mid-Market. The South of Market Project is in the same boat. The two Projects must get together and find the revenue. There may be two ways to make revenue available for development. 1. Take money out of the housing budget or; see if Golden Gateway money has been maximized.

In 1991 $100 million was approved. Can the debt limit be increased by the Agency and Board of Supervisors? It was concluded that the PAC compose a letter of inquiry to the Agency asking what their intention is for program implementation and capital improvements. Also, representatives from the Mid-Market and South of Market PAC's should begin to monitor the Agency Commission meetings since the budget is an item on their agenda from now until the final budget is drafted.

The meeting adjourned at 7:30 p.m.

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MID-MARKET
PROJECT AREA COMMITTEE MEETING
WEDNESDAY, MARCH 8, 2000
RAMADA PLAZA HOTEL
1231 MARKET STREET
5:30 TO 7:30 P.M.

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AGENDA

I.	WELCOME AND INTRODUCTIONS	5:30 - 5:35
II.	APPROVAL OF MINUTES	5:35 -5:45
III	REPORT OF THE CHAIR	5:45 – 6:00
IV.	AGENCY BUDGET FOR MID-MARKET	6:00 – 6:30
V.	BLIGHT ANALYSIS UPDATE	6:30 –7:00
VI.	ARTS SPACE FOLLOW-UP REPORT	7:00 – 7:15
VII.	PUBLIC COMMENT	7:15 – 7:30

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arry Haines
tanley Herzstein
abrina Klein
eorge Lee
eorge Mallman
heryl Parker
eter Poulos
atricia Schade
inda Schanfein
yron Yee

Minutes
Regular Meeting
Mid-Market Project Area Committee
March 8, 2000

PAC members present: Tariq Alazarie, Ann Blackstone, Carolyn Diamond, John Elberling, Brett Gladstone, Ralph Lee, Ken Parker, Patricia Schade, Byron Yee

PAC members excused: Vince Calcagno, Marty Cerles, Linda Corso, Peter Poulos

PAC members unexcused: John Chang, Andrew Fairbanks, Harry Haines, Stanley Herzstein, George Lee, George Mallman, Linda Schanfein

Agency Staff: Rhonnel Sotelo

I. Welcome & Introductions: Vice-Chair Carolyn Diamond opened the meeting for Chair Ralph Lee since Mr. Lee had reported that he would be late to the meeting. Introductions were called for by Diamond.

II. Approval of Minutes: A quorum was not present so the approval of minutes was continued. It was noted that Ken Parker was excused for the February meeting and the minutes reflected an unexcused absence.

III. Report of the Chair: Diamond reported that Cheryl Parker, holding a seat on the PAC for a CBO, representing the South of Market Foundation, has resigned. This opens up a seat for that category.

IV. Agency Budget for Mid-Market: Diamond explained that at the last Projects Sub-Committee meeting John Elberling agreed to compose a letter to the Redevelopment Agency and its Executive Director regarding the 5-year Agency budget plan. The letter would ask where Mid-Market capital funding would come from since these resources are not shown in the budget plan. Unfortunately, the letter was not available for the group to review due to a communication error in our

FAX machine. Elberling summarized the content of the letter. Brett Gladstone asked if the Agency could issue tax increment bonds up to the year 2004? Elberling responded that was a possibility. Rhonnel commented to the group that the Mid-Market budget was removed last year and put into the South of Market Budget. This year as the Agency recommenced to do a Mid-Market program, staff made requests for planning money since there is no implementation yet. There is a request of approximately $500,000 to $700,000 to do the environmental assessment. Elberling asked what is the commitment of full time employees to Mid-Market. Rhonnel thought that 1.75 staff positions have been dedicated to Mid-Market.

V. Blight Analysis: Rhonnel began by giving a brief background report and explaining what role Redevelopment has in an area and how blight is established. Currently it is felt by the Agency that they have a role in the area from Fifth to Leavenworth where they are confident blight exists. They are currently extending the analysis study to 10th Street.

He distributed a Memorandum and described that the state law requires that blighted areas must have at least one or more conditions of physical blight and one or more conditions of economic blight. (Section 33031 of California Redevelopment Law). The memorandum was a synopsis of state policy.

In an area such as 5th to Leavenworth (71/2 St.) not all properties meet conditions of blight but they are included in the area because there is a preponderance of blight existing in the area as a whole.The Blight Study Existing Conditions Report is being updated. When it is completed it will be presented to the group and the boundaries of the project area will be set. The goals and objectives and the development scenarios will be undertaken and the environmental work can begin. As the goals and objectives and development scenarios are being done, funding for these projects becomes an even more serious factor. The North of Market Street blocks issues still needs to be worked out.

VI. Arts Space Follow-Up: At our last meeting Rhonnel reported that arts groups were eyeballing the Oddfellows Building. The Oddfellows Building is apparently no longer for sale. Supervisor Leno and Supervisor Katz called a meeting to discuss a Gay/Lesbian Historical Society. Invited to this meeting were Kary Schulman, Grants for the Arts, and her representatives and the Redevelopment Agency. At this meeting the Supervisors wanted to discuss helping the Historical Society in relocating because they were being priced out of their

current space. Yet, as pointed out by Grants for the Arts, there are many arts and non-profit groups in the City in the same dilemma. The focus of the meeting became to move forward with the Mid-Market Redevelopment Area since there is a mutual interest from Mid-Market and theatre/arts people. They are interested in specific properties and sites for some of the City's most prominent dance companies. They are hoping for control of land uses. This would be Redevelopment's part.

VII. Public Comment: Ann Blackstone commented that a few of the PAC members have not been attending the meetings and asked that the attendance records be updated.

The meeting adjourned at 7:15 p.m.

MID- MARKET PAC
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Fax 415-362-6128

Committee of the San Francisco Redevelopment Agency

EMBERS
lph Lee
air
rolyn Diamond
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March 13, 2000

Mark Dunlap, President
San Francisco Redevelopment Commission
Jim Morales, Executive Director
San Francisco Redevelopment Agency
770 Golden Gate Ave.
San Francisco, CA 94102

RE: Mid-Market Redevelopment Survey Area
Redevelopment Agency Five-Year Plan

Honorable Commissioners and Director Morales:

We have reviewed the Agency's "Consolidated Five-Year Financing Plan" and supporting Memorandum of January 20th. We realize that the Mid-Market Project is included in this Plan only to the extent of its present status as a Survey Area, and thus that project implementation funding for Mid-Market is not projected.

And we understand that our implementation funding requirements will be projected as part of the Financial Plan that must be adopted as part of the establishment of a Mid-Market Redevelopment Area next year.

Nonetheless we are very concerned by two aspects of the Five-Year Plan which the Memorandum does not address.

First, the Five-Year Plan appears to allocate 100% of all foreseeable available SFRA revenues through 2005 to other project areas and the citywide housing program. Thus except for affordable housing development there is no apparent source of project implementation funding for a Mid-Market redevelopment program during this period, which might require $20,000,000 for non-housing capital investment projects, such as infrastructure, site acquisition, economic development, community facilities, etc.

Second, the only potential funding source for such program implementation that has been discussed in the Mid-Market planning process would be additional tax

increment revenues/bonding from the Golden Gateway Redevelopment Project, pursuant to a fiscal merger with the South of Market/Golden Gateway projects. However, this financial capability expires in 2004 with the termination of the Golden Gateway project area. Given that the Mid-Market Project will not commence implementation work until 2001-02 at the soonest, and possibly 2002-033, we are very concerned that time will run out before the necessary Golden Gateway resources are secured for Mid-Market. Based on the Five-Year Plan it appears that after 2005 the Agency itself will not otherwise have sufficient financial resources to allocate capital funding to the Mid-Market project for any of its implementation needs.

Thus we are writing to ask that the Agency clearly state for the record if it is the intention of the Agency to include significant non-housing project implementation capital funding of as much as $20,000,000 in the Mid-Market's Financial Plan, and to clearly state if it is the intention of the Agency to proceed with a fiscal merger with the Golden Gateway in a timely manner in order to make that possible, including increasing the current Golden Gateway debt limit to support additional tax increment bond financing as may be necessary.

We also would like to note that we are aware and respect the fact that the South of Market Project Area may well have similar long term project financing concerns that would need to be addressed as well by the Agency.

Sincerely,

Members of the Mid-Market Project Area Committee

Cc: South of Market Project Area Committee

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committee of the San Francisco Redevelopment Agency

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ice Chair

ariq Alazarie
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ince Calcagno
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ohn Chang
inda Corso
ohn Elberling
rett Gladstone
larry Haines
tanley Herzstein
abrina Klein
George Lee
George Mallman
heryl Parker
eter Poulos
atricia Schade
inda Schanfein
Byron Yee

MID-MARKET
PROJECT AREA COMMITTEE MEETING
WEDNESDAY, APRIL 12, 2000
RAMADA PLAZA HOTEL
1231 MARKET STREET
5:30 TO 7:30 P.M.

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AGENDA

I.	WELCOME AND INTRODUCTIONS	5:30 - 5:35
II.	APPROVAL OF MINUTES	5:35 -5:45
III	REPORT OF THE CHAIR **Election of new or resuming PAC members (ACTION ITEM)**	5:45 – 6:00
IV.	PLANNING GOALS AND OBJECTIVES	6:00 – 6:30
V.	DISCUSSING "DOT –COMS"	6:30 –7:00
VI.	STAFF REPORT	7:00 – 7:15
VII.	PUBLIC COMMENT	7:15 – 7:30

PLEASE NOTE THIS AGENDA HAS BEEN REVISED TO INCLUDE AN ACTION ITEM. PLEASE BE AT THIS MEETING SO WE WILL HAVE A QUORUM.

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A committee of the San Francisco Redevelopment Agency

MEMBERS

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Vice-Chair
Carolyn Diamond

Tariq Alazarie
Tracy Aubuchon
Ann Blackstone
Joe Bolden
Vince Calcagno
Marty Cerles
John Elberling
Andrew Fairbanks
Brett Gladstone
Roderick Kiracofe
Richard Livingston
George Mallman
Susan Moseley
Ken Parker
Peter Poulos
Patricia Schade
Linda Schanfein
Byron Yee

Minutes
Regular Meeting
Mid-Market Project Area Committee
April 12, 2000

Members Present: Tariq Alzarie, Ann Blackstone, Marty Cerles, Carolyn Diamond, John Elberling, Andrew Fairbanks, Brett Gladstone, Ken Parker, Peter Poulos, Richard Livingston, Ralph Lee, Linda Schanfein, Byron Yee

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Members Excused: George Mallman, Patricia Schade

Staff: Rhonnel Sotelo, Jose Campos

Welcome and Introduction

Chair Ralph Lee welcomed the group and called for self-introductions.

Approval of Minutes

A quorum was noted and the minutes of the PAC meetings of December, February and March were approved

Report of the Chair

Vice-Chair Carolyn Diamond reported that Harry Haines, Stanley, Herzstein, Jon Chang, George Lee, Linda Corso and the South of Market Foundation had resigned their seats on the PAC. She distributed a current list of PAC seat categories showing current members and number of occupancies in each category. She also distributed a list of nominees to fill vacant seats. Chair Ralph Lee opened the nomination process by announcing that there were two candidates for one seat in the category of **Community Based Organization- Community Development**. Diamond introduced Craig Adleman from Tenderloin Neighborhood Development Corporation (TNDC) a candidate for this seat. Chair Lee asked Mr. Adleman to introduce himself and give a brief overview of his interest in sitting on the PAC. Adleman responds that TNDC develops residential property and offers services to the low-income population. Currently they have several projects in the Mid-Market

area including a housing development project at 10th & Market Streets and the Ambassador Hotel. TNDC has a long history of working in the area. Adleman himself is a resident of the South of Market area.

Next Chair Lee called on Mr. Jenkins from the North of Market Planning Coalition to introduce himself and give a brief overview of his interest in the PAC. Mr. Jenkins responds that he would be glad to serve. He lives just outside the Mid-Market boundaries. He and his coalition are interested in the North of Market triangular blocks and their development potential. Chair Lee opens the floor for questions. Marty Cerles asks each candidate for two or three things they see that can improve the Mid-Market area. Mr. Jenkins responds that there is much opportunity in Mid-Market, it is a hot area and the development of more businesses will attract more people. Mr. Adleman states that he shares the goal of the PAC to develop the mixed use/24 hour concept. He believes in the continued efforts to make Mid-Market a destination area. He is concerned with gentrification issues and wants to see diversity maintained.

Brett Gladstone states he likes the ideas of both candidates and asks if one of the candidates could fit into another category? John Elberling suggests the by-laws be amended to add seats to the CBO category so those who want to serve can belong to the PAC. It is suggested that an amendment to the by-laws be made at the next meeting to change the configuration of the PAC. There are no further comments or questions.

Discussion follows and it is the consensus of the group that the vote be tabled to the next meeting. At the next meeting an amendment to the by-laws to re-configure the PAC categorical seats will be voted. If the vote passes the two candidates will once again be nominated and an election for the new seats will be held.

The next nomination is presented by Diamond for a seat in the **CBO – Arts and Cultural** category. Ms Lesley Pierce of the American Conservatory Theater is the nominee however, since she could not be present at this meeting this nomination is tabled to the next meeting.

PAC member Ann Blackstone presented the next nominee for the seat in the **Residential Tenant** category. She introduced Mr. Joseph Bolden a resident of 1000 Market Street. Mr. Bolden made a brief statement and questions followed. Vince Calcagno asked Mr. Bolden what he wanted to see in the Mid-Market area since it was his home. Mr. Bolden responded that he

wanted to see urban renewal speeded up but he wanted to make sure that there was a balance to the neighborhood. The vote was taken and the election of Mr. Bolden to the PAC was unanimous.

The next nominees were presented by Diamond. There were three nominees for the seats in the **Commercial Owner** category. There are currently seven openings. First to be introduced was Mr. Roderick Kiracofe, representing 1170 Market Street. Mr. Kiracofe made a brief statement declaring his interest in the area that he feels has not changed in many years. The work of the PAC to change the area intrigues him. Next, Ms Susan Moseley, representing the SF Mart at 1355 Market Street was introduced. Ms Moseley stated that she has reviewed the goals of the PAC and agrees with most of them. She wants to get actively involved and felt she would be an excellent addition to the group. She also lives near the Mid-Market area. The third candidate to be introduced was Ms Tracy Aubuchon representing 537 Stevenson Street. She works for a dot-com business and feels that dot-coms can and will contribute to the area and are not going to destroy or gentrify the neighborhood. Her building is in a bad area and they want to improve the area with activity and see cultural groups come to this part of town. Discussion followed. Peter Poulos comments that dot-coms are important and not evil groups. They are very fair and care about their community. "We need to get on the fast track with them." Linda Schanfein echoed Poulos and stated that dot-coms should be on board. Richard Livingston compliments the PAC staff for the great candidates that have been brought to the table. The vote is called by Chair Lee and all three candidates are elected unanimously.

Planning Goals and Objectives

Rhonnel Sotelo distributed a draft of Recommended Redevelopment Plan Goals & Objectives. These are the goals and objectives developed earlier by the PAC. They have been " re-packaged" and "edited" by Redevelopment staff. Rhonnel tells the PAC that they need to review these goals and objectives and after refinement the PAC needs to adopt them. Diamond asked if the PAC needed to vote on them. Rhonnel responds that eventually they will need to be approved by the PAC but for now he wants feedback and comments. Livingston asked what kind of review have these gone through already? Do they have full support of the Director? Livingston stated that we need to find out if the Agency will go for these. Brett Gladstone asked about the status of the EIR for the area. He stated that the EIR process usually takes a year to complete and we do not even have a consultant hired.

He asked if Rhonnel could tell us when the process would begin? Rhonnel says he cannot tell us at this point. Brett stated that we should be very concerned that the EIR process is taking so long. John Elberling wondered if we have a response yet to the inquiry presented to the Director and the Commissioners regarding the 5-year budget plan? Rhonnel says that he has been directed to respond and that he is working on it. Elberling suggested that we specify projects, especially the Mint. Jose Campos states that the Agency is moving and 100% committed to plan adoption. Rhonnel announced that a new workshop has been scheduled for an update of Mid-Market in front of the Agency's Commissioners. He asks for participation by the PAC members. The workshop is scheduled for April 25, 2000 at City Hall

Discussion - Dot-Coms

Member Brett Gladstone gave a brief presentation on the emergence of the dot-com industry in the City and their effect on the real estate development. There is a controversy brewing at City hall over the classification of the dot-com classification. This industry is currently classified by the Planning Department in different categories. Some are under office categories and some are under other classifications. There is a new law being drafted that defines multimedia as its own category. The controversy will be if the multi-media industry gets its own classification they will not be subject to the Prop M regulations which limits office development space that can be built each year in the City. Also, if multi-media obtains its own distinct classification what development fees will they be required to pay to the City? These are questions that must be sorted out at City Hall.
Discussion followed. Diamond asked what was the definition of a multi-media business. Gladstone responded that the categories of research, technology and development have been proposed to define multi-media. Blackstone commented that new dot-com employees in Mid-Market would bring a lot to our neighborhood. Poulos comments that non-profits should have subsidized rents and Diamond comments that a non-profit fund is being discussed under the new proposed ordinance and recently Supervisor Yaki suggested that for new dot-com construction non-profit space should be added to the new structure. Elberling commented that "super zoning" could be added in a Redevelopment Project area. Fairbanks asked what are we doing as a group about this issue. Elberling responds that we should put into our goals and objectives some reference to this issue. Livingston adds that Arts and Cultural groups need to be preserved and financing for ownership of properties by arts organizations will help stop displacement when the area improves.

Staff Report

Diamond distributed an article recognizing that the City of Berkeley is developing a new Arts District on one of their downtown blocks to give the area a new vibrancy. A one-block stretch is undergoing a transformation from industrial shops to a district that will include live music, theater, and dining.

Next, she distributed a proposal to change the by-laws to simplify the number of absences that a member may have in a one-year period. She asked that this proposal be voted on at the next meeting.

Rhonnel introduced David Smith a new intern at the Agency who will be working on the Mid-Market project.

Jose Campos told the group that Corwin Hankins, who was with the Agency and worked on Mid-Market had passed away.

Public Comment

Hope Swift announced that she heard 995 Market Street, which hosted many non-profit groups was going to be sold.

Mike Nulty distributed copies of the Central City Extra news publication.

Garrett Jenkins presented Market Street Association President Ralph Lee with a Community Impact Award for physical environment improvements. New lighting was placed on the Golden Gate Ave. as part of the efforts of the Market Street Association.

The meeting was adjourned.

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A committee of the San Francisco Redevelopment Agency

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Susan Moseley
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Peter Poulos
Patricia Schade
Linda Schanfein
Byron Yee

MID-MARKET
PROJECT AREA COMMITTEE MEETING
WEDNESDAY, MAY 10, 2000
RAMADA PLAZA HOTEL
1231 MARKET STREET
5:30 TO 7:30 P.M.

AGENDA

I.	WELCOME AND INTRODUCTIONS	5:30 - 5:35
II.	APPROVAL OF MINUTES	5:35 -5:40
III	REPORT OF THE CHAIR **Election of new or resuming PAC members (ACTION ITEM)** **Amending By-laws regarding PAC absenses (ACTION ITEM)** **Amending By-laws to reconfigure the PAC seats. (Discussion and possible ACTION ITEM)**	5:40 – 6:30
IV.	PLANNING GOALS AND OBJECTIVES	6:30– 7:00
V.	STAFF REPORT	7:00 – 7:15
VI.	PUBLIC COMMENT	7:15 – 7:30

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inda Schanfein
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Minutes
Regular Meeting
Mid-Market Project Area Committee
May 10, 2000

Members Present: Tracy Aubuchon, Ann Blackstone, Marty Cerles, Carolyn Diamond, John Elberling, Ken Parker, Richard Livingston, Ralph Lee, Susan Moseley, Patricia Schade, Byron Yee

Members Excused: Joe Bolden, Vince Calcagno, Rod Kiracofe, Peter Poulos

Members Unexcused: Tariq Alazarie, Andrew Fairbanks, Brett Gladstone, George Mallman

Staff: Rhonnel Sotelo

WELCOME & INTRODUCTIONS

Chair Ralph Lee opened the meeting and called for self-introductions.

APPROVAL OF MINUTES:

The minutes of the April meeting were approved.

PLANNING GOALS AND OBJECTIVES

Rhonnel opened the discussion calling for comments on the Mid-Market DRAFT recommended Redevelopment Plan Goals & Objectives which was distributed at the April meeting. At this point only Brett Gladstone has submitted suggested changes and additions. Rhonnel noted that there is no urgency to adopt these Goals & Objectives right now, and noted that since there are several new PAC members it may be better to take time for the new members to assimilate the information and give them a chance to review the document. Rhonnel invited the PAC to make comments through phone, mail, fax or e-mail to him.

Rhonnel briefed the group on last night's workshop at the Redevelopment Commission meeting. The Commissioners were given an update of where we are at now and how the blight findings are proceeding. PAC members spoke to the Commissioners stating their interest in the area and their concerns. PAC members that spoke were Carolyn Diamond, Rod Kiracofe, Tracy Aubuchon, Patricia Schade and John Elberling. Next, various individuals representing arts groups who supported the Mid-Market project and spoke in favor of an arts district.

Following Rhonnel's briefing PAC members commented. Tracy Aubuchon commented that at the Commission meeting she got the impression that Director Morales felt that Redevelopment could not do all the improvements that the were discussed by the various speakers. Richard Livingston asked for a refresher of what tax increment means. Rhonnel responded that a base year for tax increment would be set when the area became a project area. Livingston then commented that with all the new ownership of buildings none of the higher tax increments would be applied to Mid- Market because it has not established a base year since it is not yet a project area. Rhonnel confirmed this was true and commented that the Agency was moving as fast as they could to declare this a project area. Ann Blackstone commented that she feels like she has been coming to PAC meetings for many months and feels she cannot point to what has been done. Rhonnel commented that they hope to have plan adoption by Spring 2001. John Elberling states he feels that four years is plenty of time to establish a project area and that this process has been ridiculously slow. He felt that it was time for a show down. He suggested that another letter be written to the Agency addressing scheduling and money for Mid Market. Chair Lee asked if that would be the consensus of the group and it was agreed that a letter would be drafted to the Director and the Commissioners again asking the status of Mid-market.

REPORT OF THE CHAIR

ELECTION OF NEW PAC MEMBERS

Diamond introduced Lesley Pierce, Director of Operations for ACT, as a nominee for the seat on the PAC filling the CBO/Arts and Culture seat. Lesley gave a brief overview stating that ACT's costume shop moved to 1117 Market Street about a year ago. A costume fabrication, a costume rental shop and a studio operate out of this site. They view the neighborhood as a "challenge" and are hoping to see improvement in the area. A motion was made to elect her to the PAC. The vote was taken and she was elected unanimously.

Next Diamond introduced two nominees for seats on the PAC in the category of Commercial Tenant. She first introduced Susan Stryker from the Center for the History of Sexual Diversity at 973 Market Street. Susan gave a brief overview of her non-profit organization and the historical connection of the

gay community in the Mid-Market area. She is currently overseeing the collection of historical documents, artifacts, furniture, periodicals, research materials, etc. and an exhibition program. Her goal is to house all their material in a museum and they are looking for a building for this purpose. A motion was made to elect her to the PAC and she was elected unanimously.

Next Kat Foran was introduced. She is with Gamelink which is housed at 537 Stevenson Street. Gamelink is new to the neighborhood and wants to be involved in the area and help make improvements. Some of their interests are to see more nighttime destinations in the area. A motion was made to elect her to the PAC and she was elected unanimously.

Next, Rhonnel commented on the proposal of the PAC at the April meeting to change the configuration of the PAC seats by changing the by-laws. After researching the legality of reconfiguring seats Rhonnel announced that the seats could be reconfigured yet it is a more complicated process than just changing by-laws. The Articles of Formation must be amended to change the designated categories. Then the reconfiguration must be approved by the Agency Commission and by the SF Board of Supervisors.

Discussion followed and a motion was made to amend the articles of formation to add 2 seats to the PAC for neighborhood community action coalitions, one being from the North of Market. However, Richard Livingston commented that the arts and cultural seats should also be increased and that non-profit housing development corporations should have a seat. The original motion was then tabled and it was decided to set up a sub-committee to investigate changes to the configuration of the PAC. The motion was put forth by Livingston, "To set up a sub-committee to investigate, and if appropriate, to make recommendations for proposed changes in the composition of this PAC." The PAC approved this motion unanimously. A sub-committee was set up. Richard Livingston, John Elberling and Carolyn Diamond agreed to sit on the sub-committee.

The discussion then turned back to electing an individual to fill the current open seat in the CBO- Community Development Organization category. There were two candidates for this seat; Tenderloin Neighborhood Development Corporation (TNDC) represented by Craig Adelman and North of Market Planning Coalition represented by Garrett Jenkins. Discussion followed, it was questioned if North of Market Planning Coalition would actually be eligible for the seat under this particular category. The discussion again reverted to designating new seats that may be a better fit for North of Market Planning Coalition.

After discussion the candidates were given an opportunity to speak and then a vote was taken. The results of the vote were TNDC - 9 votes, North of Market Planning Coalition –1 vote, there were 3 abstentions. TNDC was elected to the PAC.

Diamond presented her suggested amendment to the by-laws regarding absences. At the April meeting she distributed an amendment simplifying the language regarding the number of absences a PAC member may be allowed before the member was terminated from the PAC. The group discussed this amendment and some changes were made. The final amendment read as follows: " If any member of the PAC is absent from four (4) regular meetings within one calendar year, such absences shall result in the termination of the membership of the absenting member. This will apply to all categorical seats on the PAC." The amendment was moved and the PAC voted unanimously to adopt this amendment to the by-laws. The new by-law takes effect immediately, meaning if any member misses four meetings from now until December they will be terminated. The seat they vacate will be open to the public and the member may re-apply for the seat if they so desire.

STAFF REPORT

Diamond distributed an Editorial from the SF Chronicle regarding raising the rent on arts groups. This editorial was for information purposes to the group. Next she acknowledged the speakers at last night's Redevelopment Commission workshop. She also introduced Mr. Jeff Hamilton who was in the audience. Mr. Hamilton serves as an aide for Supervisor Leslie Katz. Diamond told the group that she had suggested to Rhonnel that orientation meetings be held for the new PAC members so they can be briefed on where we are at in the process of Redevelopment and how we got to this point. Rhonnel stated that he was beginning to plan for two orientation meetings, both will contain the same information but he was planning two meetings to give everyone, including seasoned PAC members a chance to attend.

PUBLIC COMMENT

Garrett Jenkins reported that a deli would soon be the ground floor tenant in 1000 Market Street. This is a space that has been vacant for many years.

Jim Berk reported that a new organization called SOS has been formed in the South of Market area to clean the streets. The clean teams have been working on Market Street and requested that their flyer be distributed by mail to all PAC members. (Enclosed)

The meeting was then adjourned.

South of Market Clean Team
(SOMA Clean Team)

P.O. box 77068, San Francisco, CA, 94107
voice/FAX 974-1759

30 March 2000

To our neighbors:

The SOMA Clean Team's goals are to bring healthy, neighborhood oriented activities to our neighborhoods and to build positive relationships between our youth, the neighboring businesses, and the Police Department. It also brings extra police officers to the Sixth Street beat.

The S-O-S Soma Clean Team began in September 1999 as an after-school and weekend program for youths 12 to 17 years old. Southern Police Station supported us with an escorting police officer. We also received equipment from the Adopt a Street program of the Department of Public Works. The program was expanded from just sweeping and litter removal on 6th Street, to graffiti and sidewalk repair from 5th to 7th Streets, and Market to Harrison. We now take responsibility for all of the sidewalks in that area.

In January, 2000, we started daytime adult teams in addition to the youth Teams and received more donations. The three phases of S-O-S's effort to raise the quality of life in the 6th Street corridor were: 6th Street sweeps by volunteers starting in May, 1999; youth Clean Teams in September, 1999; and adult Clean Teams this January. The program has exceeded our expectations. The SOMA Clean Team has made a dramatic difference in beautifying our neighborhoods. We now pick up litter more often and in a wider geographical area, and we have added another 20 City trash cans.

Because the SOMA Clean Team members (youth and adults) are providing a needed and necessary service to our neighborhoods, we give them a small stipend. We need your support in the form of money, for you to take responsililty for cleaning your sidewalks, and lessening litter. Any donation is welcomed but we are encouraging you to donate $75 every three months. All donation checks should be made out to "SOMA Clean Team" and mailed to P.O. box 77068, San Francisco, CA, 94107.
ALL DONATIONS WILL GO DIRECTLY TO THE CLEAN TEAM MEMBERS!

If you have any questions please call S-O-S at (415) 974-1759 or Sgt. Balma at (415) 553-9191. Thank you for your continual support.

Greg Higgs
Safe-On-Sixth

Captain Sylvia Harper
Southern Police Station

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Andrew Fairbanks
Kat Foran
Brett Gladstone
Broderick Kiracofe
Richard Livingston
Susan Moseley
Ken Parker
Lesley Pierce
Peter Poulos
Patricia Schade
Linda Schanfein
Susan Stryker
Byron Yee

MID-MARKET
PROJECT AREA COMMITTEE MEETING
WEDNESDAY, JUNE 14, 2000
RAMADA PLAZA HOTEL
1231 MARKET STREET
5:30 TO 7:30 P.M.

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AGENDA

I.	WELCOME AND INTRODUCTIONS	5:30 - 5:35
II.	APPROVAL OF MINUTES	5:35 -5:40
III	PLANS FOR THE CIVIC CENTER SF Dept. of Architecture Gary Hoy	5:40- 6:00
IV.	REPORT OF THE CHAIR **Election of new or resuming PAC members (ACTION ITEM)** **Approval of the Draft letter to Agency Director and Commissioners (ACTION ITEM)**	6:00 –6:30
V.	SUB-COMMITTEE REPORT ON PAC SEAT RECONFIGURATION	6:30 –7:00
VI.	STAFF REPORT	7:00 – 7:15
VII.	PUBLIC COMMENT	7:15 – 7:30

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Samuel Noily
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Lesley Pierce
Peter Poulos
Patricia Schade
Linda Schanfein
Susan Stryker
Bryon Yee

MINUTES
REGULAR MEETING
MID-MARKET PROJECT AREA COMMITTEE
WEDNESDAY, AUGUST 9, 2000

Members Present: Joe Bolden, Vince Calcagno, Carolyn Diamond, John Elberling, Andrew Fairbanks, Brett Gladstone, Roderick Kiracofe, Ralph Lee, Ken Parker, Peter Poulos, Patricia Schade, Linda Schanfein, Byron Yee

Members Absent: Craig Adelman, Tariq Alazraie, Tracy Aubuchon, Marty Cerles, Kat Foran, Richard Livingston, Susan Moseley, Lesley Pierce, Susan Stryker

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Staff: Jose Campos, Rhonnel Sotelo

I. WELCOME & INTRODUCTIONS

Chair Ralph Lee welcomed the group and called for self -introductions. He announced that item IV- Update of the Mint, had been postponed until the September meeting. He noted that a quorum was not yet present and he would call item V.

V. EIR UPDATE

Rhonnel distributed two documents to the group. 1. Project Description Mid-Market Redevelopment Plan (Draft 2) and 2. Mid-Market Development Scenarios-Potential Redevelopment Sites. These documents, along with a projects list, which was sent to the PAC prior to the meeting, have been developed to assist the EIR consultants. These documents give the consultants an idea of what could potentially happen in the area and build

out sites. All key to this is determining and finalizing the project area boundaries for Mid-Market.

Rhonnel is anticipating bringing a recommendation of the boundaries to the PAC by next month. The next "Projects Committee" (Aug. 22) will concentrate specifically on the boundaries.

Rhonnel referred to the development scenario map, which identified sites, which have potential redevelopment opportunities for new construction and potential for rehabilitation. He explained that on the map the lettered sites (A-L) are those for possible rehabilitation and numbered sites (1-22) are those possible for new construction or new development. There is 4 million sq. feet of potential development.

Discussion followed about particular sites. Patricia Schade asked about the old fire station on Jessie. Rhonnel said that they had looked into the site yet he did not know what the current status is regarding this City owned property. John Elberling asked about the site (17) next to the steam plant area. Rhonnel did not know what the status was other than there was talk about the steam plant expanding. Rhonnel explained that this development scenario is the first brush of a plan. They know about a few particular buildings since the property owners have approached the Agency and they have projected what the possibilities would be for these sites. Some of the other properties are projections what they think would meet the community wishes. This is a broad scenario. Peter Poulos asked if this document now goes to the EIR consultants? Rhonnel said that it would be submitted to them and they would begin their analysis of this scenario in terms of land use, transportation, air quality, all the impacts that are necessary to look at from an environmental standpoint. They will examine the impact even outside of the Redevelopment area. The question was asked how we could get porno theaters to close. Elberling responded that it could be re-zoned or the business could be bought out. The buy out takes money and political muscle. Vince Calcagno wondered about façade improvements as a way to improve the physical look of the area. The businesses would not necessarily have to change. Brett Gladstone reiterated that design guidelines can be plotted out and facades would have to be changed within the rules of the guidelines set in the Redevelopment plan. Gladstone comments that design guidelines can be tricky to do but they can be done and they can even be done in just particular areas if desired. Rhonell repeated that this scenario was a general overview and was prepared so the EIR team could begin.

Rod Kiracofe asked about the Plan Adoption Consultant selection and Rhonnel said that on August 22 they are scheduled to submit their recommendation of a panel of consultants to the Redevelopment Commissioners. He is hoping to have the consultants on board by September.

III. Report of the Chair

Chair Lee noted that a quorum was now present and he was ready to call for the nomination of a new PAC member. Carolyn Diamond introduced Mr. Samuel Noily who she was nominating for a seat on the PAC under the category of Commercial Owner. Mr. Noily made a few brief remarks about his background and noted that he was an architect and has been working in San Francisco for 26 years. He was the Project Manager of the Wolfe House, a well-known housing complex in the South of Market. He has worked on affordable housing projects and market rate housing. For the last decade he has been "recycling" buildings mainly in the Civic Center area. He is not only interested in the Mid-Market area but has invested in the area.

The nomination of Mr. Noily was seconded and the vote was unanimous to seat Mr. Noily on the PAC.

II. Approval of the Minutes

Again Chair Lee noted that a quorum was present and called for a motion to approve the July 2000 minutes. A motion was received and the minutes were approved.

VII. Staff Report

Carolyn Diamond distributed a flyer describing a free sidewalk steam cleaning demonstration program that is being created by the Market Street Association. This steam cleaning demonstration is part of a bigger project being developed by MSA that hopes to build interest in steam cleaning Market Street sidewalks and having businesses pay a small fee for steam cleaning on a regular basis.

Next Diamond notified the group that there is an application for an on-sale beer and wine license at 1000 Market Street. She asked if the group objected to an on-sale license. After discussion it was decided that if it was a restaurant where beer and wine would be served and not sold out the door the PAC would not oppose the application.

Diamond also announced that the 835 Market Street Project (Emporium) is ready now to go to public hearings and asked PAC members to support the project.

VI. Projects Recommendation

Rhonnel distributed to the group a Potential Projects List (this is the same list that the members received in the mail). Rhonnel pulled all the projects that were suggested by the group at one time or another since 1996 and put them onto this comprehensive list. At this stage he asked the group to review them and begin to decide which projects are no longer viable or add projects to the list. He asked that it be noted that on the list there are nine **bolded** projects. These are projects that the PAC had put together and presented to the Redevelopment Commission. Eventually we will be prioritizing this list. For now the boundaries will take priority but after they are set the projects list will be the next area of focus. Peter Poulos asked that we try to focus on a project that is in a high visibility, central location in the project area. A discussion also followed about bicycle lanes on Market Street. There was no consensus on this issue.

Rhonnel focused the group back to the Projects List and asked that the members continue to review the list and send him their comments, additions, or elimination suggestions. He will continue to revise the list. From this list the fiscal feasibility and cost projections picture will begin to take shape.

Again the idea of focusing on one high visibility project to make a public relations statement was brought up. The Market Street Cinema was singled out as a good project to start with since it has great potential to become a destination theater. Mr. Bill Schwartz, a guest at the meeting spoke to this issue and told the PAC that SF is in need of performance space, specifically in the 99 seat to 299-seat range. In this range there is very little choice and it hurts the whole cultural picture in terms of theater in San Francisco. He thinks that a cluster of theaters could be put in the Market Street Cinema building. He said that he is working to promote the idea of Mid-Market and is putting together a group of people in the theater world to help him. It was suggested that at the next meeting more discussion centering around a possible specific project, perhaps the Market Street Cinema should be an agenda item.

VII. Public Comment

There were questions regarding rehabilitation of resident hotels in the South of Market area. Rhonnel responded that he was not familiar with the plans for particular hotel sites in south of Market but could obtain the information.

The meeting adjourned at 7:30 p.m.

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Mid-Market
Project Area Committee Meeting
Wednesday September 13, 2000
Ramada Plaza hotel
1231 Market Street
5:30 to 7:30 p.m.

AGENDA

I.	Welcome & Introductions	5:30 – 5:35
II.	Approval of Minutes	5:35 – 5:40
III.	Report of the Chair Election of new members to the PAC (Action Item)	5:40 – 6:00
IV.	Update on the Mint Hala Hijazi, Special Assistant to the Mayor	6:00 – 6:30
V.	Discussion & Presentation of MM Redevelopment Boundaries (Action Item)	6:30 –7:00
VI.	Review of the Project List	7:00 – 7:15
VII.	Staff Report	7:15 – 7:25
VIII.	Public Comment	7:25 – 7:30

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MINUTES
Regular Meeting
Mid-Market Project Area Committee
September 13, 2000

Members Present: Craig Adelman, Tariq Alzaire, Tracy Aubuchon, Marty Cerles, Carolyn Diamond, Roderick Kiracofe, Ralph Lee, Susan Moseley, Samuel Noily, Ken Parker, Lesley Pierce, Patricia Schade, Susan Stryker, Bryon Yee

Members Absent: Joe Bolden, Vince Calcagno, John Elberling, Kat Foran, Andrew Fairbanks, Brett Gladstone, Richard Livingston, Peter Poulos, Linda Schanfein

Welcome & Introduction:

Chair Ralph Lee opened the meeting and called for self-introductions.

Approval of Minutes

Chair Lee noted a quorum was present and called for a motion to approve the August minutes. The minutes were approved.

Report of the Chair:

Chair Lee asked Carolyn Diamond to introduce Walter Armer, a candidate for a PAC seat representing Commercial Owners. Diamond introduced Mr. Armer noting that his firm has recently purchased 2 properties in the Mid-Market area on Market Street. Mr. Armer made a brief statement telling the group that his company, Segliman Enterprises, owns several commercial properties in San Francisco. They have recently acquired the Grant Building, 1095 Market Street and the Weinstein Building, 1035 Market Street. Mr. Armer explained that he felt that Mid-Market has opportunity and potential. The fact that there is a major transit corridor on Market Street heightens its importance. In their newly acquired buildings they hope to retain current tenants and attract high tech and traditional tenants.

Diamond called for nomination and Mr. Armer was elected unanimously.

Discussion & Presentation of MM Redevelopment Boundaries

Rhonnel presented a map with options for MM boundaries. The recommendation of the MM PAC to consider including the blocks from 7th to 10th in the boundary area was presented to Agency Director Mr. Morales. The Redevelopment Agency has endorsed a Project Area from 5th to 7th and will continue to study blight findings from 7th to 10th. Rhonnel noted that there is a high concentration of blight from 8th to 9th on Mission Street that is contributed by the condition of some of the buildings as well as some of the adult oriented uses that are concentrated in this area.

Rhonnel explained that conditions of blight are broken into two categories: physical blight and economic blight. Social blight which may include dirty streets and alleys, a perception of an unsafe area, issues that may contribute to crime and safety issues were at one time considered blighting conditions but this was changed in 1993 or 1994. Social blight is no longer a condition of blight.

Rhonnel pointed out that on some Market Street blocks such as 8th to 9th Street only the facades of buildings are included in the boundaries. Diamond asked if these buildings sold would MM Project Area be able to collect tax increment if only the facades were in the boundaries. Rhonnel said no MM would not collect tax increment. Diamond asked why not include the whole building? Rhonnel explained that the boundaries could not be determined just to be able to collect tax increment. Diamond suggested that the whole building could be included on the basis that these buildings are surrounded by a preponderance of blight.

Craig Adelman asked about considering 10th to Van Ness in the analysis. Rhonnel said that it was not being considered because there is a project planned for that area and the PAC asked that the analysis only go to 10th Street. However, the option of this area may still be a possibility. Tracy Aubuchon asked what we could do to obtain the larger project area. Rhonnel responded that the PAC could recommend the larger area. Samuel Noily asked what were the definitive criteria for blight finding. Rhonnel said that the California Redevelopment Law asks for one factor of predominance of physical blight and economic blight. If there are questions of the findings by the community or a challenge on the findings the courts can make a decision. The question was asked about implications for owners of the businesses that have been determined to be blighted. Rhonnel explained that there are owner participation agreements for each property and if the owner is found to be non-compliant with a Redevelopment program eminent domain could kick in. Eminent domain is lengthy and usually the Agency would work with the owner to help them come into compliance.

Update on the Old Mint

Mr. Emilio Cruz Director of the Mayor's Office of Economic Development was present to discuss the status of the Old Mint at 5th and Mission Streets.

The Federal Government closed the Mint in the late 1990's because it could not be fully utilized and was not economically viable. A recent study shows that it would cost approximately $18 million to do the seismic improvements on the building. There is a large capital need to do the seismic and then there are the interior tenant improvement costs. There are also historic preservation issues. Currently the interior rooms do not lend themselves to re-use. GSA owns the building. They want to pass it on to San Francisco. A Programmatic Agreement plan and money are needed before San Francisco will accept the building. A Programmatic Agreement will set guidelines for design and construction that will preserve the historic nature and allow the City to comfortably move forward within these perimeters so that final approval of the project will be given from the State Historic Preservation Officer. This model of a Programmatic Agreement was applied to the restoration of City Hall. It is currently being applied to the restoration of the Ferry Building in addition to the private developer obtaining tax credits for historic preservation which can be up to 20% of the total cost of the renovation. For the Old Mint they are trying to see how they can take a Programmatic Agreement couple that with historic tax preservation credits and bring in a developer to foot the bill of approximately $20 to $25 million of improvements. The challenges are finalizing the Programmatic Agreement. The City's goal for this building is to make the building useable and to take away the seismic threat. The City would like to see this finalized with an agreement and a developer in place by the end of this year. He stated that the PAC could help push this forward by writing to federal legislators to urge them to move this project. He anticipated that the retrofit would take about 18 to 24 months.

Review of Projects List

Rhonnel stated that there was no update at this time. At the August 22nd meeting of the Redevelopment Commission the approval of the consultants was tabled. The vote for approval will come up again at the Commission meeting on Sept. 19th and Rhonnel asked for a few PAC members to testify at the meeting asking for approval. Tracy Aubuchon and Carolyn Diamond will go to the meeting.

Also, Rhonnel noted that there would be a meeting for the GSA building at 7th & Mission on Friday Sept. 22nd. The members of the PAC who volunteered to sit on the design committee were urged to attend.

Rhonnel discussed a program called the Main Street Initiative. He feels this kind of program would be an implementing agent for Market Street. This could establish a program to advocate for this area. There is a training program in October in Oakland and Rhonnel invited members of the PAC to attend this program. It is a four-day program so PAC members could share the training. Members interested were Samuel Noily, Rod Kiracofe, Susan Stryker, Susan Moseley, Carolyn Diamond, Tariq Alazraie, Tracy Aubuchon, Patricia Schade, and Byron Yee.

Staff Report

Diamond distributed two news articles. One was an opinion piece in the SF Chronicle written by Bill Schwartz discussing the creation of an arts corridor on Mid-Market. The second article was from the New York Times featuring the revitalized New Orleans arts district.

Public Comment

The question was asked if any member knew if Sears Dept. store was moving into Mid-Market. Diamond responded that Sears has been rumored to be looking at Mid-Market for several years but it has yet to materialize.

Tariq Alazraie commented that he heard that the new Examiner staff would be moving into the Warfield Building.

The meeting adjourned at 7:20 p.m.

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A committee of the San Francisco Redevelopment Agency

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Vice-Chair
Carolyn Diamond
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Craig Adelman
Tariq Alazraie
Walter Armer
Tracy Aubuchon
Joe Bolden
Vince Calcagno
Marty Cerles
John Elberling
Andrew Fairbanks
Kat Foran
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Susan Moseley
Samuel Noily
Ken Parker
Lesley Pierce
Peter Poulos
Patricia Schade
Linda Schanfein
Susan Stryker
Bryon Yee

Mid-Market
Project Area Committee Meeting
Wednesday October 11, 2000
Ramada Plaza hotel
1231 Market Street
5:30 to 7:30 p.m.

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AGENDA

I. Welcome & Introductions	5:30 – 5:35
II. Approval of Minutes	5:35 – 5:40
III. Report of the Chair Election of new members to the PAC (Action Item)	5:40 – 6:00
IV. Update on GSA	6:00 – 6:30
V. Discussion & Presentation of MM Redevelopment Boundaries (Action Item)	6:30 –7:00
VI. Review of the Project List	7:00 – 7:15
VII. Staff Report	7:15 – 7:25
VIII. Public Comment	7:25 – 7:30

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MINUTES
Regular Meeting
Mid-Market Project Area Committee
October 11, 2000

Members Present: Craig Adelman, Tracy Aubuchon, Joe Bolden, Marty Cerles, Carolyn Diamond, John Elberling, Kat Foran, Brett Gladstone, Roderick Kiracofe, Ralph Lee, Richard Livingston, Susan Moseley, Samuel Noily, Patricia Schade, Byron Yee

Members Absent: Tariq Alazraie, Walter Armer, Vince Calcagno, Lesley Pierce, Peter Poulos, Susan Stryker

Staff: Jose, Campos, Rhonnel Sotelo

Welcome & Introduction: Chair Ralph Lee called the meeting to order and asked for self-introductions.

Approval of Minutes: A quorum was noted and the September minutes were approved.

Report of the Chair: PAC member Andrew Fairbanks, Commercial Tenant for 1170 Market Street has changed jobs and has resigned from the MM PAC.
There was no other business.

Discussion of MM Redevelopment Boundaries Rhonnel reported that he would be filing 2 options for the boundary analysis . These two options were discussed at the September PAC meeting. They are Option A – 5th to 8th Streets and Option B - 5th to 10th. These options are filed with the State Board of Equalization.

Tomorrow he will be meeting with the consultants for fiscal feasibility. The fiscal feasibility will cover both options. Once costs are determined the boundaries can be decided. When we get to the Preliminary Report the final recommendations will be made for the boundaries. This report should

This report should be completed by February of 2001. At that time a PAC vote may be called for on the boundary recommendations.

Review of the Project List: Rhonnel distributed a copy of the Potential Projects List that was prepared back in July. He wanted to review this list with the group before meeting with the fiscal consultants. He noted that the top 8 projects were highlighted and reviewed these specific projects. He hopes that by next month the costs of implementing these projects, (all of the projects) will be almost complete. Richard Livingston suggested the language be changed on one of the projects from "Acquisition and Rehabilitation of One Theater" to "Acquisition and Rehabilitation of a Performance Arts Facility". Bill Schwartz suggested that one theater would not draw enough critical mass to create the energy to help transform the street. It will not create the momentum and vitality. He suggested that the Strand Theater also be a goal.

Brett Gladstone suggested that a follow up be done to some legislation that was proposed over a year ago regarding adult theaters. Brett asked that the City Attorney be contacted to find out what happened to the proposed legislation.

John Elberling noted that one of the goals is to develop an office building for Non-Profits. He pointed out that the Mayor's office, Supervisor Ammiano and Supervisor Yaki now have pending legislation regarding this issue. He suggested that the authors of new legislation be invited to the next PAC meeting so they know what Mid-Market has plans for and the projects could be dovetailed together.

Richard Livingston noted that the survey study of arts organizations was recently released. Basically the study inventories approximately 100 arts groups and asks them about leases, how much square footage they have, how much they are paying per sq. ft., and how vulnerable they are to rising rent increases. Basically about one-third of the spaces have leases that will run out in the next year or two. Out of this survey came some of the public proposals that the Mayor announced.

Update of GSA PAC members Byron Yee and Marty Cerles attended an update meeting hosted by the GSA regarding 7th and Mission. They reported that Morphosis is the architectural firm on the project. The project is in the planning stages and nothing is specific at this time. There are designs in mind now which include a large plaza in front, all offices will have windows that will open and ground floor retail will be considered. Access to Market Street is questionable. The building is planned for over 16 stories yet the shadow effect on UN Plaza will be a factor in determining height.

Elberling and Gladstone suggested that a letter be sent from the PAC to the GSA design committee giving them our input into the design and requesting that some of the

facilities which we are seeking in Mid-Market be incorporated into their space. A letter will be prepared at the next Projects Committee on Oct. 24th at the PAC staff office.

Elberling asked if there was an EIS available and what was the parking impact? Rhonnel said he would try to get that information.

The GSA building is scheduled to be opened by 2005.

Staff Report Carolyn Diamond gave a brief overview of the Main Street conference she attended last week. The subject matter covered on her day was Organization. She distributed materials she received at the conference.

Tracy Aubuchon reported that she attended one day of the conference and her section was Economic Restructuring. Rhonnel attended the conference and his session discussed façade programs, structuring guidelines and historic preservation.

It was suggested that a representative from a Main Street program come to this PAC and further discuss the benefits of being a certified Main Street program. It was suggested that this be on the agenda for November.

Rhonnel distributed an updated timeline and said that we are still shooting for a summer 2001 completion and Project Area designation.

Public Comment Bill Schwartz announced that he was putting together a panel discussion entitled "Creating An Arts District on Mid-Market " at the Commonwealth Club. This discussion will be on
Monday, Nov. 13, 2000 5:30 p.m.
The Mechanics' Institute, 57 Post Street, 4th floor
The cost is free.

Tracy Aubuchon announced that her company, e-line productions, is starting a South of Market improvement group. They will be working with Adopt –A-Block. For now it will include Market to Howard and 4th to 7th. This will include the alleys in the area.

The meeting adjourned at 7:30 p.m.

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Mid-Market
Project Area Committee Meeting
Wednesday November 8, 2000
Ramada Plaza hotel
1231 Market Street
5:30 to 7:30 p.m.

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AGENDA

I.	Welcome & Introductions	5:30 – 5:35
II.	Approval of Minutes	5:35 – 5:40
III.	Non-profit and Arts Organizations Discussion Pam David – Mayor's Office of Community Development Tomas Lee – Supervisor Ammiano' s Office Sara Procacci – Supervisor Yaki's Office	5:40 – 6:20
IV.	Presentation of a "MAIN STREET" Program	6:20 – 7:10
V.	Report of the Chair GSA Letter (Action Item) Election of new member to the PAC (Action Item)	7:10 – 7:20
VI.	Staff Report	7:20 – 7:25
VII.	Public Comment	7:25 - 7:30

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Linda Schanfein
Susan Stryker
Byron Yee

MINUTES
Regular Meeting
Mid-Market Project Area Committee
November 8, 200

PAC members present: Craig Adelman, Tariq Alazraie, Walter Armer, Tracy Aubuchon, Vince Calagno, Carolyn Diamond, John Elberling, Kat Foran, Brett Gladstone, Ralph Lee, Richard Livingston, Susan Moseley, Samuel Noily, Lesley Pierce, Peter Poulos, Linda Schanfein, Byron Yee

PAC members absent: Joe Bolden, Marty Cerles, Roderick Kiracofe, Kenneth Parker

Staff: Jose Campos, Rhonnel Sotelo

Welcome and Introductions:

Chair Ralph Lee welcomed the group and called for self-introductions.

Approval of Minutes:

The minutes of the September PAC meeting were approved.

Non-Profit and Arts Organizations Discussion:

Rhonnel gave a brief overview of San Francisco's non-profit and arts organizations dilemma of losing space to increased rent and lack of affordable space.

He then introduced Mr. Richard Newirth of the San Francisco Arts Commission who discussed legislation and solutions being proposed to alleviate the crisis confronting the City's arts and non-profit service sectors. Mr. Newirth described a commissioned study that was done in a combined effort with the Mayor's Office of Community Development. The study looked at the number of sq. ft. being lost by the arts. In combined efforts $1.25 million has been secured to assist arts and non-profit groups.

The next speaker to discuss this topic was Sara Procacci of Supervisor Michael Yaki's Office. Ms. Procacci outlined Supervisor Yaki's two legislative proposals. 1. An appropriation of $3 million to non-profit service and arts organizations. $500,000 will be designated to provide short-term emergency rental and displacement relief. The remaining $2.5 million will be part of a capital fund utilized, in part, to acquire and redevelop real property for all non-profit groups.

2. Legislation to impose interim zoning controls on several streets in the Mid-Market corridor for a period of up to 12 months. The controls would prohibit new uses except those pertaining to the arts, philanthropic and community services activities, and clinics.

Mr. Tomas Lee of Supervisor Tom Ammiano's presented Supervisor Ammiano's recent legislation that was passed by the full Board of Supervisors on October 30th. This legislation approved $1.5 million from the General Fund to give respite and breathing room to arts groups. The California Lawyers for the Arts will administer the fund. It was noted by Mr. Lee that escalating rents in Type C buildings have increased from $12 sq. ft. to $55 sq. ft. thus resulting in this legislation. It is anticipated that this program will hook up with the Mayor's Office of Community Development's proposed program.

Mr. Lee also noted that Supervisor Ammiano was developing two other pieces of legislation. 1. Proposal to assist artists procure rehearsal space within City property. 2. Proposal to allow developers of over 50,000 sq. ft. an allowance to build more if they dedicate 10% of the space to non-profits or contribute to a designated non-profit fund.

Pam David of the Mayor's Office of Community Development presented the last piece of this presentation. She described the formation and coordination of the Partnership for Affordable Non-Profit Space. The group is a collaboration of leaders from the City and the non-profit, foundation and business communities seeking to develop solutions to the non-profit crisis. Some of the major problems are financing, where is space available and where would the best sites be for non-profit development. Some of the solutions being examined are new tools to develop financing, loan packaging, and seeking City funds and Redevelopment funds. Also, a clearinghouse of information is being developed of sites that are available. Workshops are being offered on how to package non-profits to property owners.

Rhonnel summed up the presentation by describing these solutions as Near-Term, Mid-term and Long-term goals.

Presentation of Main Street Program

Rhonnel and Carolyn Diamond introduced the Main Street Program speakers: Rick Jacobus from Bay Area Chapter of the Local Initiatives Support Corporation (LISC) and Darlene Rios, Main Street Manager of the Fruitvale Main Street Program in Oakland.

Rick Jacobus began and distributed information regarding the LISC program and their relationship with Main Street Programs. LISC is the nation's largest community development organization; its mission is to support locally based efforts to revitalize neighborhoods.

The Main Street Model has a 4-point approach:
- Organization
- Design
- Promotion
- Economic Restructuring

The power points of a Main Street Program and reasons why this program works are listed as:
- Framework for focused grassroots revitalization
- Committees of stakeholders
- Independent from City; Complements City work
- State and national networks
- Multiple sources for technical assistance
- Cost effective

Darlene Rios described the Fruitvale Main Street program. First of all she explained that the Main Street Program in the Fruitvale area in the city of Oakland is 4 years old and covers a 10- block area. Their program is implemented through a four main point approach.
Neighborhood Crime Prevention Council – Enhance the public safety and cleanliness of the Fruitvale Main Street area
Design – Encourage the improvement of the physical appearance of the Fruitvale Main Street area.
Promotion – Market the commercial district creating retail activities for the Fruitvale residents and special events for the Greater East Bay.
Economic Restructuring – Strengthen and broaden the economic base of the neighborhood commercial district.

Rhonnel concluded this presentation by referring to the projects list of the PAC and noting that a Mid-Market Partnership, being one of the projects, may take the form of a Main Street Program or a similar program such as a business improvement district. The Main Street program was presented as a first look at possibilities.

Report of the Chair

Chair Lee reported that Andrew Fairbanks, Commercial Tenant seat, representing the Arts Institute International had left his position with the school and had recommended Ms Donna Dessart to replace him in the seat. Diamond introduced Ms Dessart who made a brief statement. A nomination was made and seconded to place Ms Dessart in the seat. The vote was unanimous.

A report was given by Linda Schanfein and Byron Yee, the GSA design committee members representing the Mid-Market PAC. A letter to the GSA design committee that was approved by the PAC was presented to GSA but there has been no response at this time. The PAC asked Schanfein and Yee to request again a response to the letter and also had more ideas and comments that they would like Schanfein and Yee to carry back to the GSA committee. It was decided that these new comments and requests would be discussed at the next "Projects Committee" a sub-committee of the PAC and all PAC members were invited to attend.

Staff Report

Because the meeting had gone over the designated time, Diamond passed on the staff report.

Public Comment
There was no public comment.

The meeting adjourned at 7:45 p.m.

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Roderick Kiracofe
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Susan Moseley
Samuel Noily
Ken Parker
Lesley Pierce
Peter Poulos
Patricia Schade
Linda Schanfein
Susan Stryker
Byron Yee

Mid-Market
Project Area Committee Meeting
Wednesday December 13, 2000
Ramada Plaza hotel
1231 Market Street
5:30 to 7:30 p.m.

AGENDA

I. Welcome & Introductions	5:30 – 5:35
II. Approval of Minutes Report of the Chair	5:35 – 5:45
III. Discussion of the Mint Mall Building Non-profit vacancies - 953 Mission Street	5:45– 6:00
IV. Filing of Project Area Boundaries (Action Item)	6:00 – 6:30
V. Projects List –Setting Priorities	6:30 – 7:00
VI. Agency Staff Report (Action Item)	7:00 – 7:10
VII. Staff Report	7:10 – 7:20
VIII. Public Comment	7:20 - 7:30

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MINUTES
Mid – Market PAC
Regular Meeting
Wednesday, December 13, 2000

Members present: Chair Ralph Lee, Vice-Chair Carolyn Diamond, Tracy Aubuchon, Marty Cerles, Donna Dessart, John Elberling, Kat Foran, Brett Gladstone, Richard Livingston, Susan Moseley, Samuel Noily, Ken Parker, Lesley Pierce, Susan Stryker, Byron Yee.

I. Chair Ralph Lee called the meeting to order at 5:45 p.m. Introductions follow.

II. The minutes to the November 8, 2000 meeting are approved.

III. Discussion of the Mint Mall building at 953 Mission Street

Teresa Vergel introduced herself and members of a sub-committee of the South of Market displacement coalition, who were there to inform the group about what is happening at the property at 953 Mission Street, Mint Mall. She commented that the displacement of Filipino businesses at this location was an issue that fit well with the plans for the Mid-Market Redevelopment Project.

M.C. Canlas gave some history regarding the presence of the Filipino community in the South of Market area. He cited several books and a demographic study on the area, which point to the South of Market as the seat of the Filipino community. In the 1920's Filipinos grouped together to establish a hotel at South Park for migrant workers. St. Patrick's church is their parish, with community businesses, groceries, schools and restaurants radiating out from the church in the manner of a central plaza "Filpino style".

Mint mall has been a place for Filipino businesses to start up because of cheap rent. The businesses, which are neighborhood serving and arts, are on a month to month lease. Now about 20% of the site is dot com , office space and these businesses have leases for three years.

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Theresa said that the group is approaching the PAC for:

1. Help with commercial space preservation.
2. Land use controls

She hopes that her group will be able to work with the PAC to help shape a project plan which will include preservation of non-profit and neighborhood serving business spaces.

John Elberling pointed out that stronger legislation will be formed by the new Board of supervisors to place a moratorium on office space. In addition he vertical zoning being instituted where the bottom two floors will be zoned "no office".

Maria, owner of Arkipelago Books, appealed to the PAC for help with small business displacement. Her business distributes books form the Phillipines and Southeast Asia. She also publishes books for Filipino-American children and is in danger of being displaced.

Carolyn Diamond suggested that residents of the mint mall, who live in the upper floors, should be contacted for residential seats on the PAC.

IV. Project Area Boundaries Update

Rhonnel Sotelo said that there are two versions of the boundaries going forward. A which cover 5th – 8th and B which goes up to 10th Street. The boundaries are on file with the state board of equalization.

(maps and legal descriptions of the two options were distributed).

The PAC will get more information from the Agency to help make a decision on which area to choose.

Samuel Noily wanted to know when the PAC can voice their opinion to the Agency Commission. Rhonnel says when the staff brings the boundaries to the Commission, the PAC members can comment then.

Brett Gladstone wants to know why A is even being considered? Rhonnel answers that it hinges on how much blight they find in each area. From there a judgement will be made by the staff on which area should go forward.

The blight analysis will be done in mid-February. Economic data also will be updated.

Diamond asks about the north of Market triangles from McAllister to Grove and the south of Market blocks on Mission Street. The recommendation for the Project area is as follows:

Susan Stryker
Richard Livingston
Kat Foran
Ken Parker
The committee will meet the first time after the Holidays.

Susan Stryker commented that her project, which had some funding and the attention of the Board of Supervisors and the Mayor, actually fulfills five of the PAC priorities, even though its ranking was in the middle. Rhonnel stated that this was just a first drafting of the priorities, and that before the PAC final project plan the list will be refined.

Marty Cerles wants to focus projects on what will impact Mid-Market the most, projects that will "get the street moving".

Kat Foran wishes for a time line to help with ranking.

John Elberling says to pick two projects with impact and be strong about them . We need a big dramatic impact at the very beginning. Also he asks about the regulatory items through the Agency that do not appear on the list. These too are important.

Brett Gladstone says that we need some large projects to generate tax increment money for the area. Elberling says that all the projects will all generate tax increment, because of appreciation.

Richard Livingston comments on the new political climate in San Francisco. We need to form alliances with people so that we are perceived as a help and not a problem or opposition to their agenda. And we must perceive ourselves that way. We must form alliances with these people. Big projects which will drive the homeless off of Market Street will not serve to get our project approved.

VI Agency Staff Report

EIR lead person has left the consultant firm. The new project manager has committed to have the EIR in a timely fashion. The transportation arm of the EIR has not been affected. February 21 is the target date.

VII Staff Report

Projects committee meeting minutes are distributed. Land use and zoning controls will be on the January agenda.

Brett asks that on an upcoming agenda should be Chris Daly, District 6 Supervisor and the ULI institute technical assistance program.

The north of Market blocks only include facades on Market Street. The south blocks on Mission Street (buildings) belong to the SOMA survey area. Only the sidewalks(right of way) are in the Mid-Market PAC.

V Setting Priorities

Diamond explained the ranking system used to determine priorities. Projects listed in phase one got three points, phase two got two points and phase three got one point. This weighted the projects according to PAC members selections.

Diamond comments that articles have been appearing in the media regarding a mid-Market Business Improvement District. She remarked that mid-Market has a reputation of having and BID and gentrifying the area. The social problems in the area have to be addressed and social services have to be a part of what is happening in mid-Market.

Samuel Noily asks if the City can't provide these services and Redevelopment deal with the physical improvement. Diamond responds that our project must include social services, especially in light of our new Board of Supervisors.

Brett Gladstone agrees and also encourages that the PAC do more out reach to Social service agencies so that they will know what is going on through the PAC, in the area. In addition there should also be more agencies filling seats on the PAC.

Rhonnel says that the community at large needs to give feedback into what the PAC has plans for the area. The budget for next year has added more funding for this type of outreach.

Kat Foran wonders whether the Mainstreet program could help with this. Rhonnel thinks that this program could also be explained to the community at large, to find what they feel about this type of partnership or program. Tracy Aubuchon states that it is important to address the social issues immediately.

John Elberling stresses the need to do community building in the PAC survey area. Social services needs to fit into how the community will get stronger.

Rhonnel suggests another sub-committee to address these issues. Social Service agencies and Mint Mall representatives will be invited. Elberling says that the input should be useful and insightful. John volunteers to head a temporary group. PAC members interested in participating in the adhoc committee are:
Tracy Aubuchon
Carolyn Diamond
Leslie Pierce

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Mid-Market
Project Area Committee Meeting
Wednesday January 10, 2001
Ramada Plaza hotel
1231 Market Street
5:30 to 7:30 p.m.

AGENDA

I. Welcome & Introductions	5:30 – 5:35
II. Approval of Minutes Report of the Chair (Action Item)	5:35 – 5:45
III. GLBT Museum/Cultural Facilities Project	5:45– 6:00
IV. Land Use and Zoning Controls	6:00 – 6:30
V. Projects List –Priorities Ranking	6:30 – 7:00
VI. Staff Report	7:00 – 7:10
VII. Public Comment	7:10 – 7:20

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MINUTES
MID-MARKET REDEVELOPMENT PAC
REGULAR MEETING
JANUARY 10, 2001

Members Present: Craig Adelman, Tariq Alazraie, Tracy Aubuchon, Marty Cerles, Carolyn Diamond, John Elberling, Kat Foran, Brett Gladstone, Roderick Kiracofe, Ralph Lee, Richard Livingston, Susan Moseley, Ken Parker, Linda Schanfein, Susan Stryker, Byron Yee

Members Absent: Walter Armer, Joe Bolden, Donna Dessart, Samuel Noily, Lesley Pierce, Peter Poulos

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Staff: Rhonnel Sotelo, Jose Campos

I WELCOME & INTRODUCTIONS

Chair Ralph Lee welcomed the group and called for self-introductions.

II APPROVAL OF MINUTES

Chair Lee noted a quorum and called for the approval of the December minutes. The minutes were approved.

III GLBT MUSEUM/CULTURAL FACILITIES PROJECT

PAC member Susan Stryker is proposing a museum of GLBT history and culture in the Mid-Market area. Since 1985 her organization, The Center for the History of Sexual Diversity, has been gathering historical material. They are running out of space in their current home at 973 Market Street and are seeking a larger site.
It is her intention to acquire buildings in the Mid-Market area for a museum of GLBT history and culture. Other groups that want to come into a facilities project with her are the Gay & Lesbian Pride Parade Committee and the Harvey Milk Institute. Additionally, the International Museum of Gay and

Lesbian History, currently located in Los Angeles, is seeking a home for a world-class museum of gay and lesbian history. They are looking at four cities to locate this museum; one of these cities is San Francisco. There has been considerable interest from the SF Board of Supervisors to locate this museum in SF. The International Museum could serve as the anchor tenant in Stryker's GLBT culture complex. The sites that are being looked at for this complex are on Market Street between 5th & 6th Streets. (From the corner of Turk Street to the Warfield Theater) It is an assembly of 5 properties.

Stryker noted that a project such as this would meet several of the projects on the list of preferred projects that the PAC has developed. She also noted that an affordable housing component is being considered as part of this complex.

A proposal for funding for a feasibility study for this project was distributed to the group.

Questions followed:

Has a group been identified to develop the affordable housing?
Rainbow Community Housing is interested but it is premature at this time.

What kind of contact have you had with the people in Los Angeles who are initiating the international museum project?

I am in close contact with them. They have been impressed that San Francisco has passed a resolution inviting this project to come here. The LA group has launched a national fund raising campaign so they will not be announcing the site selection until 2003 or 2004, if site selection is done too early the contributions may be limited. The feasibility study would be of great use to the LA group as well as use for our project.

What is on the site right now?

Camera store, luggage store, cafe . com, the Crazy Horse Theater, shoe store. We would want to retain compatible uses there such as a cafe. There are no residential uses as far as I know, it is all commercial uses.

Brett Gladstone adds that most of these buildings are UMB's. Because they are unusually narrow sizes and shapes the cost of rehabilitation is very expensive and it is unlikely that all of these property owners will want to rehabilitate their buildings.

Gladstone suggests that a resolution from the PAC be prepared and the PAC go on record endorsing the idea of this project in Mid-Market.

John Elberling responses that many worthy ideas have come to the PAC for using public money. He felt uncomfortable singling one of them out before the whole plan is

considered. He suggested that this project be added to the list of projects and make it a priority.

Richard Livingston agreed that this was a good project. He stated that the one unified goal we have is to get through this process of declaring the area a Project Area. If we are allowed to start supporting our individual projects before finishing this process it takes the pressure off process. "I would like to use that to put pressure on process and say that we can't support this project until we look at everything, we can't look at everything until the consultants finish their work, and the City decides if it is going to be a Redevelopment Area or not." We should use the considerable support and preference this project brings to help us in our unified goal to get this through this bottleneck of process. Our unified goal should be to use all the different constituencies, including the ones we heard from last month to see us as part of the solution. If this museum sees us as part of the solution and us completing our process quickly can be of help to them that puts even more pressure on this process.

It was agreed to place an action item on the February agenda asking approval to send a letter to Susan from the PAC indicating that her project be placed on the projects list and include what the list is and what the list means.

IV. LAND USE AND ZONING CONTROLS

Rhonnel Sotelo distributed existing zoning maps for Mid-Market and height-bulk zones. He also distributed a commercial district zoning regulations summary.

The PAC was asked in December to send in comments regarding zoning and regulatory controls. Sotelo wanted to go through the comments received so far (from John Elbering) and see if there are others that the PAC would want to add. Sotelo also wants the PAC to come up with issues and next month come up with specific solutions of how these issues could be addressed.

Sotelo explained that there are things permitted in the codes such as adult uses, commercial office on the ground floor that the PAC may want to look at and amend.

Brett Gladstone stated that he feels that no commercial office space, other than non-profit office space, should be allowed on the ground floor. This space should be retail. Also, he felt that no adult use theaters should be allowed. Gladstone mentioned the proposed legislation presented by former Supervisor Yaki on interim controls on office space. Carolyn Diamond gave a brief update of where this proposed legislation is now and what the plans are to deal with this legislation. Gladstone also stated that there is discussion going on that office space be prohibited on second floors, he disagrees with

this and feels office space should be allowed on second floors. Vertical zoning was discussed and it was decided that this type of zoning be considered in Mid-Market. Livingston asked that we look at the requirement for parking for performance spaces and look at eliminating this requirement.

The discussion of district zoning and regulatory powers will be continued at the next PAC meeting. Site-specific zoning also needs to be looked at. There are some very opportunistic sites in the area including the embassy theater lot, the parking lot near the Jessie Street steam plant, and the left over property on 7th & Mission that the Feds did not take.

V. PROJECTS LIST – PRIORITIES RANKING

Sotelo asked that all of the PAC members return the priorities ranking list. Diamond reported that 18 of the PAC members had completed the ranking.

VI. STAFF REPORT

Tracy Aubuchon gave a report of the ad hoc committee that was formed at the December PAC meeting that would focus on outreach. Three of the members of this committee met and Aubuchon reported on some of the strategies they were beginning to develop. These included more emphasis on the social service elements of the plan, the plans for a non-profit accommodations and the plans for housing. The theater district seems to be getting the most attention and it is only one element of the entire plan. Secondly, the importance of filling the residential seats should be a priority. The third element is to focus on developing community meetings. Also, Supervisor Chris Daly will be invited to a PAC meeting and kept apprised of the work of the PAC.

Diamond gave a brief report of the staff 's efforts to contact residents in the area. She reported on a presentation she gave at the San Christina on Market Street yet at this point no one from that building has shown interest. Lynn Valente has visited several of the SRO's in the area and spoken to the managers and has left information, flyers and phone numbers for residents who may be interested in the PAC.

Diamond also announced that Patricia Schade from the Martin Building Co. (Commercial Property Owner seat) has resigned. She is no longer working in the area. She has suggested that Patrick Banks, her associate fill her seat.

VII. PUBLIC COMMENT

Hope Swift suggested that Supervisor Chris Daly be invited to the next PAC meeting. Jon Billovitz from the S.F. Planning Dept. announced a workshop on January 18th. This workshop is part of the Better Neighborhoods 2000 plans. This plan focuses on the area from Van Ness to Church Street. The meeting adjourned at 7:25 p.m.

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Mid-Market
Project Area Committee Meeting
Wednesday February 14, 2001
Ramada Plaza hotel
1231 Market Street
5:30 to 7:30 p.m.

AGENDA

I. Welcome & Introductions	5:30 – 5:35
II. Approval of Minutes(Action Item) Election of new PAC members (Action Item) Placement of GLBT museum of Project Priorities List, Letter of support (Action Item)	5:35- 6:00
III. Continued Discussion of Land Use, Zoning and Regulatory Issues	6:00- 6:40
IV. Draft Redevelopment Plan	6:40 – 7:15
V. Staff Report	7:15 – 7:25
VI. Public Comment	7:25 – 7:30

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Minutes
Mid-Market Redevelopment PAC
Regular Meeting
February 14, 2001

Members Present: Tariq Alazraie, Tracy Aubuchon, Marty Cerles, Carolyn Diamond, John Elberling, Kat Foran, Brett Gladstone, Ken Parker, Susan Stryker, Byron Yee

Members Absent: Craig Adelman, Donna Dessart, Roderick Kiracofe, Richard Livingston, Susan Moseley, Samuel Noily, Lesley Pierce, Peter Poulos, Linda Schanfein

Staff: Rhonnel Sotelo

I. Welcome & Introduction: Chair Ralph Lee was absent. The meeting was called to order by Vice-Chair Diamond. Welcome and introductions were called.

II. Approval of Minutes, Election of new PAC Members & Approval of GLBT museum letter of support and placement On Projects Priorities List

The minutes of the January meeting were approved.

Diamond introduced three PAC nominees for seats on the MM PAC. The nominees were David Hart (Residential Tenant), Patrick Banks (Commercial Owner) and Alan Alberto (Commercial Owner) each nominee gave a brief presentation. After each presentation Diamond called for a motion to elect. All three nominees were elected unanimously.

PAC member Susan Stryker of the GLBT Historical Society & the Center for the History of Sexual Diversity asked for the approval of the PAC to send a letter to the International Museum of Gay and Lesbian History stating that the MM PAC endorsed the concept of locating a cultural facility in the Mid-Market Redevelopment area. (See attached letter) The PAC voted to approve the sending of this letter. It was also approved to add the concept of this museum to the list of the top 8 priority projects, making the priority projects list now a list of 9.

III. Continued Discussion of Land Use, Zoning And Regulatory Issues

Rhonnel Sotelo stated that he had passed on to the Planning Dept. some of the Mid-Market zoning & regulatory issues that have been developed so far. He is expecting a response from the Planning Dept. after their review as to what can be done and what is possible. The Planning Dept. is also interested in strategies to alleviate blight through land use and zoning. So far, the reaction from Planning has been positive.

Rhonnel wanted to bring to the attention of the PAC a range of other things related to the power of Redevelopment, working with property owners and strategies that help alleviate blight that go above and beyond development and regulatory issues. These would be under Owner

Participation Rules; these are rules that are adopted as part of the plan. Rhonnel has passed some of these ideas on to Planning and they are interested in them, especially the density bonuses, development incentives and working out strategies for non-profit and art spaces and how these can be built in. There is pending legislation now where all of housing will be taken out of the FAR requirements. Rhonnel will be working with the Planning Dept. to draft some proposals and get them back to the PAC. The tricky part is how these proposals would affect our EIR. The density bonus would allow the building of more square footage than allowable on a site by doing this it would have to be covered in our analysis and covered by the EIR. Rhonnel hopes to have a copy of recommended specific language on what would be amended in the Planning Code to address our needs in the Mid-Market area. Rhonnel asked for comments and questions. Ken Parker asked for definition of FAR. Rhonnel defined it as Floor Area Ratio. Tracy Aubuchon asked if the Planning Dept. had to approve any zoning changes that we want to make. Agreements have been made that the Planning Dept. would handle all zoning and permitting. This means when we do amend the code we are amending the City zoning code and they would have to run it through the necessary approvals that they have at the Planning Commission. Our amendments have to be approved by the Planning Commission and the Board of Supervisors. Brett Gladstone asked if projects, which come on board five years from now, would have to go through both the Planning Dept. and the Redevelopment Commission? John Elberling suggests that there should be some mid-way solutions. It can be written in the plan that projects that have no Redevelopment financing only have to go through the Planning Commission for approvals. Both Elberling and Gladstone worry about developers having to go through two commissions.

Rhonnel states that he understands the points Elberling and Gladstone are making.
He hears that they basically want the PAC to come up with the design for development. Elberling states that currently the area is zoned as C3 G and C3 S that are catchall zoning. Now we are talking about much more specific land use requirements to get what we want. The Redevelopment Plan can greatly limit and narrow down the permitted development literally parcel by parcel with a land uses map. He suggests that there be a land use map in this plan. It does not have to get into all the details of Far but it can deal with the basic nature of what is built on a given lot. He suggests a committee to meet and discuss land use and zoning and report back to the full PAC. A committee of volunteers was formed. Those on the committee are Tracy Aubuchon, Brett Gladstone, Marty Cerles, John Elberling, Susan Stryker, Byron Yee, Ken Parker, Patrick Banks, Carolyn Diamond, and David Hart. Guests interested in being on the committee were Bill Schwartz and Steve Tabor.

The subject of Owner Participation Agreements was next. In these agreements the owners agree with the Agency to do a number of things to get their permits to make improvement to their property. That is how the project can keep to its goals. The Agency can compel owners of vacant properties to make them rentable. However, if owners do not comply or cannot afford to do what the Agency's Agreement states there must be a funding component in place for the Agency to use so they can, if necessary, use their power of eminent domain. Since the typical Redevelopment plan is twenty or thirty-year plans the Owner Participation Agreements are critical components. The Owner Participation Agreements must be crafted very carefully.

Draft Redevelopment Plan

Rhonnel distributed the beginnings of the MM Redevelopment Plan. He explained that much of this draft is boilerplate Redevelopment law. We will want to discuss particular issues and have strong input on a number of sections including the Owner Participation Agreements, eminent domain and property disposition/development. By the next PAC meeting a more complete draft will be distributed. Gladstone asked about an update on the EIR status. Rhonnel said there should be a public draft out by the middle of June.

Rhonnel next reported on the Redevelopment budget for MM. Staff has asked for subsidies for 2001 –2002 to take us away from planning and move toward implementation. Some specific items he mentioned were $150,000 for a mid-market partnership, money to pay for the development of urban design guidelines, money for feasibility studies for arts and cultural development. He reminded the group that as soon as we amend the Preliminary Plan that will trigger, within a 100 days, re-election of the PAC within the Redevelopment Project Area. Money has been set aside for the election process.

Rhonnel also noted that he had met with the developer of 949 Market Street (this building housed the St. Francis Theater). The developer is hoping to build 120 condominiums on the site. Supervisor Leno has some new legislation coming on board that will address inclusionary housing, Elberling asked that we find out what the timeline is on Leno's legislation.

Staff Report

Diamond distributed the final draft of the projects priority listings. 86% of the PAC responded. Diamond asked how these project priorities would relate to the 9 priority projects since some of the 9 projects are not ranked in the first 9 positions. Discussion followed and it was noted that this list gave us a good feel of what we felt the order of projects should be look like. However, turning concepts into plan requirements is the big step and where the real decisions are made. Also, the available funding for projects further prioritizes this list.

Next Diamond reported that last month she and Tracy Aubuchon spoke to Supervisors Daly and Ammiano about the MM PAC. She asked the PAC if they wanted some system of appointing representatives of the PAC to call on the Supervisors as official representatives of the PAC. It was decided that the "Outreach Committee" (Tracy, Kat, John, Carolyn, Susan, Ken, Richard) put together a package of information and send it to all the Supervisors with a cover letter. At this point, since we do not have a full plan developed, this is all we can do. The question of having an "official representatives" of the PAC was not resolved yet it was the general feeling of the PAC that the outreach committee would be the most likely delegates.

Diamond gave a brief overview of the staff's efforts to find residential tenants to fill the vacant seats in this category. She distributed a list of places the staff had visited and discussed the MM PAC

Tracy Aubuchon reported on the work of the Outreach Committee. She reported on visits to Supervisors Daly and Ammiano. She felt that the Supervisors reacted positively to the project. The committee felt that it was important to fill the residential tenant seats and because this is a very labor-intensive job a tenant organizer should be considered. She also reported that the committee has met with the People's Budget and the SOMAD organizations.

There was no public comment. The meeting adjourned at 8:00 p.m.

February 16, 2001

Mr. Thomas Ryan
Project Manager
International Museum of Gay and Lesbian History
1600 North La Brea Avenue, Suite 111
Los Angeles, CA 90028

Dear Mr. Ryan:

We are writing to inform you of a recent decision on the part of the Mid-Market Project Area Committee (MMPAC) of the San Francisco Redevelopment Agency to endorse the concept of locating a cultural facility devoted to gay, lesbian, bisexual, and transgender history and culture in the proposed Mid-Market Redevelopment District.

The Mid-Market Street area, between 5th and 8th Streets, is strategically located between the Yerba Buena arts complex at 3rd and Mission, and Civic Center Plaza, near 8th and Market. It is centrally situated in the urban core of San Francisco, and is exceptionally well-served by public transit. The new Mid-Market district is envisioned as an arts and entertainment destination, and as such would offer an ideal location for a museum or other cultural venue capable of attracting tourists from around the world, as well as serving regional residents.

Because the Mid-Market Street area was San Francisco's principal gay neighborhood between the 1930s and 1970s, and because San Francisco has an international reputation as a haven for diversity of all sorts, we feel it would be highly appropriate for us to encourage you to consider selecting a site for your proposed museum in the Mid-Market district.

We understand that you are in close communication with the GLBT Historical Society of Northern California, which has taken the lead in promoting a GLBT cultural

facilities project in the Mid-Market area, and that you have also received a resolution passed by the San Francisco Board of Supervisors asking you to consider our city as you begin your site selection process. With this letter we join them in this effort to attract your museum to San Francisco.

The San Francisco Redevelopment Agency is scheduled to finish its Mid-Market Project Area Report in the summer of 2001, in which it will recommend that the Mid-Market area become a redevelopment district. This recommendation will then go before the Redevelopment Commission and Board of Supervisors for approval. We will keep you informed of all relevant developments.

Sincerely,

Ralph Lee
Chair, Mid-Market Project Area Committee

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Mid-Market
Project Area Committee Meeting
Wednesday March 14, 2001
Ramada Plaza Hotel
1231 Market Street
5:30 to 7:30 p.m.

AGENDA

I.	Welcome & Introductions	5:30 – 5:35
II.	Approval of Minutes(Action Item) Election of new PAC members (Action Item)	5:35 – 5:40
III.	Supervisor Chris Daly	5:40 – 6:10
IV.	Urban Land Institute Technical assistance	6:10 – 6:30
V.	People's Budget & SOMAD	6:30 - 6:50
Vi.	Continued Discussion of Land Use, Zoning and Regulatory Issues	6:50- 7:10
VII.	Draft Redevelopment Plan	7:10 – 7:25
VIII.	Public Comment	7:25 – 7:30

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Minutes
Mid-Market Redevelopment PAC
Regular Meeting
March 14, 2001

Members Present: Craig Adelman, Tracy Aubuchon, Patrick Banks, Joe Bolden, Marty Cerles, John Elberling, Carolyn Diamond, Kat Foran, David Hart, Roderick Kiracofe, Ralph Lee, Richard Livingston, Samuel Noily, Ken Parker, Susan Stryker,
Members Absent: Tariq Alazraie, Alan Alberto, Donna Dessart, Brett Gladstone, Susan Moseley, Lesley Pierce, Peter Poulos, Linda Schanfein, Byron Yee

StaffL Jose Campos, Rhonnel Sotelo

I. Welcome & Introductions
Chair Ralph Lee welcomed group and asked for self-introductions

II. Approval of Minutes
The minutes were amended to reflect that PAC member Joe Bolden was in fact present at the February meeting. The minutes reflected that Bolden was absent. The minutes were approved with the amendment.

III. Supervisor Chris Daly
Chair Lee introduced Supervisor Daly. Daly began by stating that he had the opportunity to talk many people in the Mid-Market area during and after his campaign and he has gotten a good grasp of where people are at concerning Mid-Market. He thinks that Redevelopment in Mid-Market can benefit those that live and work in the area and the City as a whole. He is trying to begin the process of having Mid-Market formally discussed at the Board so his colleagues are comfortable with the vision the PAC has put forward.

He noted that housing and health care are on the top of the list for this district. He feels that it makes sense to put housing on Market St. noting the transportation advantages on Market Street. He remarked that district 6 is the poorest of the City's districts and that affordable housing models should be looked at so affordable housing can be maximized. The issue of lack of non-profit office space and art space has been in the press and has come to the forefront with the issues of the Grant Building and the Mint Mall, which are both in the MM area. He stated he hopes that there can be good dialogue on these issues and hopefully he can facilitate that in the neighborhoods and in City Hall and he can make this Redevelopment Project happen sooner rather than years and years from now.

Questions and discussions followed. Tracy Aubuchon asked about zoning and increasing afford
able housing and asked if he had any ideas that could help us.
Daly responses that Supervisor Leno has a package out there to increase density around transit corridors and bump up inclusionary rates from 10% to 12%.

Diamond listed some of the major goals that the PAC has designated and asked if the Supervisor saw anything so far that he would not support or if he thought something was missing from the plan.

Daly responded that there are 2 big buildings that have political motion right now. These are the Grant Building and the Mint Mall. Preserving those buildings uses, as community-serving uses would politically forward the Redevelopment process of turning this area into a Redevelopment Project Area. He stated he really likes the LGBT museum idea. In terms of the parking garage some negotiations may be needed since San Francisco is a Transit First city. The other issue, which may be "dicey" for him but can be negotiated, is the adult theater uses. To specifically say that adult theater should be changed to a family oriented theater is not something he would say and thinks that the adult use theater operators should be engaged in this dialogue.

Hope Swift asked what he planned to do about the homeless issue.

Daly responded that where Redevelopment could help this situation is through housing. The City needs to make a serious attempt to solve this problem and Redevelopment is one part of the solution. He mentioned a Resource Center model on 16th and Mission Streets that includes outreach and accesses different services for the homeless. He hopes that this center will be operating in a couple of months. If this model proves successful he hopes to bring it to other parts of the city.

Bill Swartz asks if the pornography is allowed to remain on Market Street how are we going to redevelop it. Daly says that it is a first amendment issue and it is a battle that should be dealt with in the Courts. Daly says he is not going to say that adult use is specifically a problem. Daly acknowledged that things are going on that are problematic on Market Street and need to be addressed. An audience member states he feels that the adult theaters are not the problem on Market Street the drug trade on Market Street is the problem. Daly states that something does need to be done, for example the signage on the theaters could be changed.

Sam Noily says that looking at this situation, as a first amendment issue is wrong. Mid-Market has high density and if we want housing and other development here adult theaters on the block will prevent developers from looking at the block.
Daly says that he just met with a developer that does want to put housing on a block where there is an adult use theater.

Susan Stryker stated that she thinks that access to commercial sex spaces is part of what attracts people to an area and these types of businesses do not always detract from other uses. From another point of view, many people work in the sex use industry because they do not have access to other kinds of employment. She wanted to second what supervisor Daly said that certainly there are other things that can be done to make this part of the City work better but that it is wrong headed to simply think of commercial sex venues as something that should be entirely eliminated.

John Elberling asked about Yaki's old legislation and he understands that Daly revived it and what happens next. Daly wanted to wait until the Redeveloment process took place which would preserve this area for the non-profits, arts and small businesses. Unfortunately the tenants of the Grant building do not have the time to wait for Redevelopment so he is pushing through Yaki's legislation and and City Attorney has signed off on it. A hearing on this legislation is being scheduled.

Daly's final comment is that he will be scheduling a hearing at the Land Use and Transportation Committee in the Spring so that the PAC members can discuss this plan in front of public and his collegues on the Board.

IV. Urban Land Institute Technical Assistance

Heidi Siegenthaler, the District Council Coordinator of the ULI District Council introduced herself and briefly discussed the Technical Assistance Program (TAP). Their mission is to help non-profits or small governments make decisions on their land use problems. TAP assembles a panel of experts to help these agencies when they have idenitfied a problem. They hold a one day sesssion discussing the identified problem, perhaps tour the area and come up with a report outlining solutions. Their fees for this service are on a sliding scale. She noted that the Urban Land Institute has worked with the cities of Richmond, Watsonville and Pacificia. Jose Campos mentioned that the creation of the urban design guidelines for Mid-Market will be coming up soon and that at that point we could further discuss the services of the ULI. She distributed brochures describing the program.

V. People's Budget and SOMAD

The representatives from the People's Budget were not present. The SOMAD organization will present at the April PAC meeting.

VI. Discussion of Land Use, Zoning & Regulatory Issues

Rhonnel distributed the revised Mid-Market: Amendments to the Zoning/Planning Code draft. Members of the PAC who have been attending the "Projects Committee" have made these revisions. Rhonnel went over each issue and described the changes that the sub-committee has recommended. Item #11 referring to Specific Sites the GLBT site was added to the bullet points. Rhonnel noted that item #12 the "Yaki Proposal " on interim controls was not on the list but the PAC will follow this proposed legislation.

Discussion followed. Samuel Noily suggested that a no parking requirement be included in item #9. This no parking requirement would apply to housing, retail and commercial in the Redevelopment Project Area. John Elberling made reference to item #11 and noted that vacant buildings were not listed. He also noted that when the Redevelopment process started in Mid-Market, approximately in 1995, virtually every housing unit in the area was affordable because the rents were that low. It added up to approximately 2,000 units. He suggested that our goal should be that when this Redevelopment project is done we have at least that many units. They do not have to be in the same building but in the aggregate we manage to hold the affordable unit supply constant. This can be referenced in item #8 "1-for-1 replacement".

Rhonnel noted that we are not making any changes to height/bulk districts or re-drawing zones. Aubuchon asked if the city's planning codes would have to be used. Campos responded that the city's planning codes will be used except for projects where Redevelopment is using eminent domain or the project is being funded by Redevelopment. Noily asked about allowing housing in all zones. The C-M zone for example has no housing and the small part in the project area that is zoned C-M has height that would accommodate housing even though the lots are small.

VII. Draft Redevelopment Plan

Rhonnel distribute the Draft Redevelopment Plan 14 March 2001. He stated that Owner Participation will be the next key element. Questions follow after a review of this latest draft.

Q. What is the time limit on the Plan?
A. There are various time limits on particulars in the Plan. The PAC will get a list of these limits.

Q. Can Redevelopment Agency can buy a business, without using eminent domain, and then shut it down?
A. There are provisions for this type of action.

Richard Livingston cites Objective B3 under Arts & Culture that ensures the redevelopment of adult entertainment theaters and suggests that based on the discussion earlier in this meeting with Supervisor Daly this objective be re-evaluated.

Diamond asked if the Goals & Objectives section should be a separate item on the PAC agenda and the PAC begin the approval process of at least this section of the plan. PAC members voiced that it would be too early to place an action item for Goals & Objectives for the next month's meeting but by May we should be ready to begin to take on approval of the Goals & Objectives section. Between now and May more meetings should be scheduled since there will be long debates on some of these goals & objectives. Campos stated that at the next "projects committee" a recommended "timeline" would be provided. This timeline will advise when the various elements of the plan will be presented to the projects committee and to the full PAC. Rhonnel stated that from now on most of the agenda for the PAC meetings would be limited to the approval of the Plan.

Campos made an announcement that a workshop on Sustainability and Ecological Friendly Urban Development will be presented by the Agency, Planning Dept. and SPUR. The workshop will be April 18th. A flyer will be prepared.

VIII. Public Comment

Jim Berk invited people to join SOS (Safe on Sixth).

A representative from the San Christina Building asked how the public would be informed about this Redevelopment Plan. Rhonnel noted that the PAC will share information with their constituents and public workshops will be held.

The meeting adjourned at 7:15 p.m.

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Mid-Market
Project Area Committee Meeting
Wednesday April 11, 2001
Ramada Plaza Hotel
1231 Market Street
5:30 to 7:30 p.m.

AGENDA

I.	Welcome & Introductions	5:30 – 5:35
II.	Approval of Minutes(Action Item) Election of new PAC members (Action Item)	5:30 – 5:40
III.	949 Market Street Development Danielson –Whitehead	5:40 – 6:00
IV.	Mercy Housing –Nancy Conover Information on the commercial aspect of the 10th and Market Project	6:00 – 6:20
V.	SOMAD	6:20 –6:40
VI.	Continued Discussion of Draft Plan And Land Uses	6:40 – 7:20
VII.	Public Comment	7:20 –7:30

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Minutes
Mid-Market Redevelopment PAC
Regular Meeting
April 11, 2001

Members Present: Craig Adelman, Tariq Alazraie, Tracy Aubuchon, Patrick Banks, Marty Cerles, Carolyn Diamond, Kat Foran, Brett Gladstone, Roderick Kiracofe, Richard Livingston, Susan Moseley, Samuel Noily, Lesley Pierce, Susan Stryker, Byron Yee,

Members Absent: Alan Alberto, Joe Bolden, Donna Dessart, John Elberling, David Hart, Ralph Lee, Ken Parker, Peter Poulos, Linda Schanfein

Staff: Jose Campos, Rhonnel Sotelo

I. **Welcome and Introductions:**
Since Chair Ralph Lee was absent Vice-Chair Carolyn Diamond conducted the meeting. She welcomed the group and called for self-introductions.

II. **Approval of Minutes:**
The minutes of the March PAC meeting were approved.

III. **949 Market Street Development:**
Carl Danielson of DWI was introduced. Mr. Danielson is proposing to develop a site in the Mid-Market area on Market Street between 5th and 6th Streets. The project site is approximately 23,000 square feet. Its former occupants were the St. Francis Theater and some retail. There are no occupants at this site now.
This development consists of 120 condominiums with ground floor retail space. 10% of these condos are slated to be below market rate. Mr. Danielson has met with Supervisor Chris Daly, Planning Director Gerald Green and staff at the Redevelopment Agency. He reported that Daly supports the concept of housing on Market Street, Green felt that the code was being met and supports housing and Redevelopment supports the concept of housing on Market Street. Danielson tells the group, "This is not high rise luxury housing".

The floor was opened for questions. Q. What type of retail would be suitable for the two spaces? A. It would have to small retail because the spaces are small, 60 X 40 each, approximately 2200 sq. ft. They are not connected. Q. Are you retaining any of the facade? A. No. Q. Do you have parking? A. Plans call for one to one parking, 120 parking spaces.

Q. What will be the price range? A. Between $500 and 550 a sq. ft., however the market will determine what the prices are. Q. When do you anticipate the beginning of construction? A. 2nd quarter of 2002 with an 18 month construction period. Q. What attracted the owner to this site? A. It seemed to be well located, housing is in short supply, Market Street is a place where you can walk to work and shops and it has good transportation.

IV. Mercy Housing:

This item was postponed by Mercy Housing

V. SOMAD:

Quentin Mecke of SOMAD (South of Market Anti-Displacement) Coalition was introduced. Mecke distributed a proposal composed by SOMAD named, "Potential Specific Site Redevelopment Plan Project/Program Requirements".

Mecke began by highlighting one of the "benchmarks" of the proposal. This is a request to make an anti-displacement goal a binding long-term obligation of the SFRA. The request is that the MM Redevelopment Plan will include an obligation that the total amount of affordable housing in existence in the Project Area at the time of Redevelopment Survey Area authorization (12/4/95) will be conserved or replaced in full over the lifetime of the Redevelopment Project. He also referred to an idea of Community Land Trusts, which has been discussed by Supervisor Gonzalez's office. He asked that the PAC discuss this proposal at a later time. He then introduced Chris Carlsson to discuss non-profit space development.

Carlsson, a tenant in the Grant Building, introduced the section of their proposal dealing with non-profit space development. The proposal states that the Grant Building and the David Hewes Building be converted into 100%, 50% of market rate, non-profit office space for low income and low budget non-profits. " We need to find a safe haven that is permanent and stabilized that we can count on having these kind of entities in this part of town for the long haul. " Since arts groups have been displaced the proposal states that the Oddfellows Building be used for offices for arts groups and performing arts space.

Next, Mecke returned to briefly cover the Nordstrom's Parking Lot Site. The proposal states that community service occupancy, both non-profit and for-profit, should be on the ground floor and 100% non-profit organization use occupancy on the second floor.

Teresa Vergel was the next speaker. She discussed the proposal's affordable housing component. Her presentation started with the Mint Mall. The proposal seeks to make this site a permanently affordable housing project. The Mint Mall has 150 housing units. Also, preserve its ground floor retail space as permanently affordable space for community and neighborhood serving retail. Next she referred to the Chronicle Hotel at 920 Mission Street. Currently only 4 units are occupied out of 164 due to the Ellis Act. The building has retail space on the ground floor. The proposal for this site is to make it a permanently affordable housing project and also designate the retail space as affordable community serving retail space.
Sharon Christen spoke next on the subject of mixed income housing. She listed four separate sites for mixed income housing: Embassy Theater Site, Mission Street Greyhound Site, 10th/Mission Street Site and 1040 Mission Street . The mixed income formula would be 20% low income, 20% moderate income and 60% market rate. Also, she noted the firehouse site on Mint Street as a senior housing site.

Questions and answers followed the presentation. Q. What groups are involved with SOMAD? A. TODCO, bicycle coalition, tenants association, ecology groups. We can provide you a list. Q. What is your source of financing for the commercial non-profit? A. Hopefully a fiscal linking to the Golden Gateway Redevelopment Project but we are aware of the restrictions and know it is easier to obtain funding for housing. Q. Are you asking Redevelopment to purchase the properties for all these projects? A. Ideally these could be done by voluntary owner participation. Q. Is there some kind of relief clause for building owners whose buildings have been designated for 100% non-profit use in case in the future non-profits prefer not to be in the Mid-Market area and the building has several vacancies? A. These details can be worked out. Q. The Mid-Market area does not have much money and even in the future there will not be enough money to do what you are proposing. Would you support merging MM with the Golden Gateway Project? A. Yes, but even with a fiscal merger a priorities list should be developed. Q. The reality is that we don't have the financing to do all of your projects so the question is if we can find another way to give incentives to people to provide affordable office space. Has your organization looked into the SOR in the city, the dot com empty spaces or giving incentives to people to do 20% affordable office space?
A. The power of Redevelopment should be used to create this vision and the intention of creating affordable spaces for non-profits. These are intentions that are not that prohibitive. Q. If this is a policy intention that is one thing but when you concentrate on specific buildings and one building may take about 80% of our realistic effort then it is not going to be a first priority. You have to look at what is realistic. A. You then have to set priorities. Do you want a theater district or affordable commercial space?

Comments followed:

* A building for non-profits is already on our priority list.
- I don't think the projects listed here are in conflict with our objectives, I think they are reiterated. I am not sure what "requires" means in your proposal.
- I think that there are some great proposals here and they mirror our visions, which have a long history of community input. I also agree that we have to be realistic and look to see where the funding will come from.
- Your list is very similar to our list. Have you presented to the SOMA PAC what you have presented here today and what was their reaction? A. We have not presented to them yet.

Rhonnel concludes this discussion. He echoed that many of SOMAD' s proposals are in the Redevelopment Plan. The specificity of the sites could be difficult. Non-profit office space is a priority but may not be 100% contained in one site but may be mixed within the area. Our land use and zoning will encourage development incentives, density bonuses and other programs that are not going to necessarily cost money that will encourage developers to participate in the development of non-profit space. Many assumptions in the SOMAD proposal are in keeping with the plan. One problem may be the assumption that SFRA will condemn and acquire properties. Only after the full owner participation process has been played out would the Agency condemn. The power of eminent domain is only strengthen by the amount of money available to purchase properties.

VI. Draft Plan and Land Uses

Rhonnel distributed a packet to the group that included drafts of the Plan, Owner Participation Rules, and Proposed Amendments to Planning Code and maps. These documents are drafts and are still subject to change by the PAC. They will eventually be presented at public workshops. The critical item is the EIR, which will determine when the plan gets to the Board. Questions: Q. Any final decision on whether or not there is a blight condition between 8th and 10th on Mission? A. No final decision yet. Q. When will we see the tax increment forecast? A. We want to know the stream of financing. The methods of financing will be presented to the PAC and will show the tax increment stream and potential bonding scenarios. We will be showing you the fiscal future for Mid-Market as a self contained project, not as one combined with South of Market or one merged with another project area. Q. Any recommendations to change height limits? A. No, height and zones will not be changed. We will amend potential uses and potential bonuses and potential incentives. We will make text changes in planning code rather than map changes. Q. Can we get a map which shows the FAR's . A. We will try.

VII. Public Comment

Are there other meetings where Mid-Market is discussed? A. Yes, we now have a "Projects Committee" meeting every Monday at 4:30 at the Flood Building at 870 Market Street. Call staff for room location.

Brett announced that if the PAC wants more information regarding the Urban Land Institute he would be able to assist. He feels that their services can be utilized to help in urban design guidelines.

Tracy asked about displacement issues and suggested that we examine this issue very closely.

Emily from SFRA distributed flyers for the Planning a Sustainable San Francisco. The workshop is Monday May 7th from 6-9 p.m. @ the PG&E Energy Resource Center 851 Harrison St.

The meeting was then adjourned.

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Mid-Market
Project Area Committee Meeting
Wednesday May 9, 2001
Ramada Plaza Hotel
1231 Market Street
5:30 to 7:30 p.m.

AGENDA

I.	Welcome & Introductions	5:30 – 5:35
II.	Approval of Minutes(Action Item) Election of new PAC members (Action Item)	5:35 – 5:40
III.	Design Review of GSA Bldg @ 7th & Mission John Nolte, Project Manager	5:40 – 6:00
IV.	Preliminary Report on the MM Redevelopment Project Area -Community Input on the Proposed Projects & Financing Forecasts	6:00 – 6:30
V.	Rules for Owner Participation (Action Item)	6:30 – 6:50
VI.	Report on the Plan & Method of Relocation	6:50 –7:20
VII.	Public Comment	7:20 – 7:30

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Marty Cerles
Donna Dessart
John Elberling
Kat Foran
Brett Gladstone
David Hart
Roderick Kiracofe
Richard Livingston
Susan Moseley
Samuel Noily
Daniel O'Leary
Ken Parker
Lesley Pierce
Peter Poulos
Linda Schanfein
Patrick Simms
Susan Stryker
Badru Valani
Byron Yee

Minutes
Mid-Market Redevelopment PAC
Regular Meeting
May 9, 2001

Members Present: Patrick Banks, Donna Dessart, Carolyn Diamond, John Elberling, Kat Foran, Brett Gladstone, David Hart, Roderick Kiracofe, Richard Livingston, Susan Moseley, Samuel Noily, Daniel O'Leary, Ken Parker, Lesley Pierce, Linda Schanfein, Susan Stryker

Members Absent: Craig Adelman, Tariq Alazraie, Tracy Aubuchon, Joe Bolden, Marty Cerles, Ralph Lee, Peter Poulos, Byron Yee

Staff Present: Rhonnel Sotelo, Emily Peterson

I. Welcome & Introduction: Vice-Chair Carolyn Diamond chaired the meeting. She welcomed the group and called for self-introductions.

II. Approval of Minutes: The minutes were approved from the April meeting.

Election of new PAC members: Diamond noted that there were three individuals present at the meeting interested in PAC seats. She introduced each one starting with Mr. Patrick Simms, a resident of the area. Mr. Simms made a brief statement and answered PAC members questions. A nomination followed to elect Simms to a Residential Tenant seat. The vote was unanimous to elect him. Next to be introduced was Ms Katherine Bernitt, a resident in the area. Ms Bernitt made a brief statement and answered PAC members questions. A nomination followed to elect Bernitt to a Residential Tenant seat. The vote was unanimous to elect her. Next to be introduced was Mr. Badru Valani, a property owner in the area (1125 Market Street). Mr. Valani made a brief statement and

answered PAC members questions. A nomination followed to elect Valani to a Commercial Property Owner seat. The vote was unanimous to elect him.

III. Design review of GSA Building @ 7th & Mission

This item was continued until the June PAC meeting.

IV. Preliminary Report of the MM Project Area

Rhonnel Sotelo distributed to PAC members binders containing the Redevelopment preliminary plan and preliminary documents. The binder included information on existing conditions and a relocation plan. Rhonnel pointed out the blight analysis report. Two options were looked at by the report Option A - 5th to 8th Street and Option A + B which extended the boundary along the Mission Street corridor to 10th Street. Physical and economic blight conditions were analyzed. Factors for determining physical blight were:
Buildings that were deteriorated or dilapidated,
Un-reinforced masonry buildings,
Buildings that have code violations and affect the quality of life and the ability of people to live comfortably in them.
Factors for determining economic blight were:
Crime rates
Presence of adult uses in the area

The consultants will be directed to compare the Mid- Market area to the downtown office market and try to make a reference.

The tax increment revenue projections for Option A and Option A +B were included in the report. The figures for Option A over a 30-year period are approximately 38 million. The figures for Option A+B are approximately 71 million.

The staff will most likely be recommending option A +B.
There may be a request for a vote from the PAC on the boundaries in June.

V. Rules for Owner Participation

The "Projects Committee" has been working on the Owner Participation Rules. The committee will continue to work on these rules and will return this

item to the full PAC. Diamond reminded the group that the "Projects Committee" meets every Monday at 4:30 in the Flood Building at 870 Market Street room 485.

VI. Report on the Plan & Method of Relocation

The preliminary draft was provided for the plan & method of relocation. Various methods have been used in other Redevelopment areas. The language is technical and it has been suggested that a relocation specialist from the Agency come to discuss this section in greater detail. Ken Parker noted that this section would be a delicate item since relocation in other Project Areas had led to criticism of the Agency.

Richard Livingston asked if a map showing FARs had been prepared yet. Staff is working on this with the planning dept.

VII. Public Comment

Diamond asked if the PAC was going to go through each section of the plan and vote on it or was the whole plan going to be reviewed by the PAC and then sent to the Commission? Rhonnel responded that the PAC recommends or rejects the plan. There will be some key actions from the PAC and if the PAC wanted each section could be approved. It is the Redevelopment Plan that will go to the Commission and the Board of Supervisors. Many of these documents are ancillary documents leading up to the composition of the Plan.

Garrett Jenkins asked what efforts have been made to inform the residents on the North of Market blocks about the progress of this plan. Diamond responded that every residential project in the North of Market area within the boundaries has been visited and one to one contact has been made with the managers of the projects. Flyers have been left at these residential projects regarding PAC vacancies and PAC meetings. Stacks of PAC newsletters have also been delivered. The Independent newspaper is publishing an announcement of the PAC meetings. Also, community meetings will be scheduled to discuss the MM Plan.

The meeting adjourned at 7:00 p.m.

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Mid-Market
Project Area Committee Meeting
Wednesday June 13, 2001
Ramada Plaza Hotel
1231 Market Street
5:30 to 7:30 p.m.

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AGENDA

I.	Welcome & Introductions	5:30 – 5:35
II.	Approval of Minutes(Action Item) Election of new PAC members (Action Item)	5:35 – 5:45
III.	Design Review of GSA Bldg @ 7th & Mission John Nolte, Project Manager	5:45 – 6:20
IV.	Preliminary Report on the MM Redevelopment Project Area -Community Input on the Proposed Projects & Financing Forecasts	6:20 – 6:50
V.	Implementation Plan	6:50 – 7:20
VI.	Public Comment	7:20 –7:30

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A committee of the San Francisco Redevelopment Agency

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Minutes
Mid-Market Redevelopment PAC
Regular Meeting
June 13, 2001

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Carolyn Diamond
Vice Chair

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Tariq Alazarie
Tracy Aubuchon
Patrick Banks
Katherine Bernitt
Joe Bolden
Marty Cerles
Donna Dessart
John Elberling
Kat Foran
Brett Gladstone
David Hart
Roderick Kiracofe
Richard Livingston
Susan Moseley
Samuel Noily
Daniel O'Leary
Ken Parker
Lesley Peirce
Peter Poulos
Linda Schanfein
Patrick Simms
Susan Stryker
Badru Valani
Byron Yee

Members Present: Craig Adelman, Tariq Alzaraie, Tracy Aubuchon, Patrick Banks, Katherine Bernitt, Marty Cerles, John Elberling, Kat Foran, David Hart, Roderick Kiracofe, Susan Moseley, Samuel Noily, Daniel O'Leary, Ken Parker, Lesley Pierce, Patrick Simms, Susan Stryker, Badru Valani, Byron Yee

Members Absent: Joe Bolden, Donna Dessart, Brett Gladstone, Richard Livingston, Peter Poulos, and Linda Schanfein

Staff Present: Jose Campos, Rhonnel Sotelo

I. Welcome and Introduction: Chair Ralph Lee welcomed the group and called for self-introductions.
Item V, Implementation Plan, was continued until the next meeting.

II. Approval of Minutes: The minutes from the May 2001 regular meeting were approved.

III. Design Review of the GSA building

John Nolte, representing the GSA made the following presentation.
The design of the new federal building will be a 21st Century design, both sustainable, using minimal energy and with new technology.
The open plaza space will be an anchor for revitalization in the area.
The concept is one tall tower with an annex. The tower will have a transparent scrim. The construction is concrete beam post and glass infill.
The open space will transition from Civic Center to Moscone. The building is situated with access to mass transit. It is 18 stories.

The building will use 50% less energy than current buildings. There will be a transparent scrim on the tower and a sky garden. On the plaza, which is on the corner of 7th and Mission, there will be a café, which is open to the public. The lower floor of the building will house a day care center, conference center and fitness center which will all be open to the public.

On Stevenson Street the building will be set off 20 feet from the curb. It will present a solid articulated concrete wall, which he stated is a Federal mandate.

The plaza is 37, 000 square feet. It could accommodate 800 people for a concert or 50 booths for a street fair.

Shadows from the tower will have minimum impact on Market Street. The shadows will fall on the roofs of the Market Street buildings only.

Ground on the GSA building at Seventh and Mission Streets will be broken in June 2002. Move-in will be June 2005. There will be 1600-1800 occupants. The agencies located at this site will not have much in the way of visitation. There is no IRS in this building.

The final decision on the site will come with peer input and consultation with GSA departments. The City has no approval on design review. The large plaza situated at the corner of Seventh and Mission is mandated to preserve the sight lines for the Court of Appeals across the street. The site has been worked from every angle through 50 different site plans. It is not likely to change.

PAC members and guests voiced the following concerns about the proposed GSA plan for Seventh and Mission.

- The blank, concrete wall running along Stevenson Street will deaden the alley and promote dirt and crime.
- There is no walkway or access to the site from Market Street.
- There are only 47 parking spaces for a building with 1800 occupants and a daycare, cafe, conference center and fitness center open to the public
- The plaza has too much open space, more office space is needed in the area
- There is no ground floor "government retail" which was originally suggested to mitigate the lack of critical mass in the area. The almost one acre plaza, with vehicle bars for seating, has the potential to become another blighted space, much like UN Plaza at Seventh and Market Streets, which has a federal building on site and Federal security. It has been desolate, dirty and crime ridden for 20 years. Without programming, funding for continuous events and ground floor retail, the plaza at 7th and Mission Streets will become another UN Plaza.

IV. Preliminary Reports

Rhonnel Sotelo focused the group's attention to Ch. 5; blight findings, which recommend the Mid-market project area, go to Tenth Street. And then to the financial feasibility in Chapter 6. This is the last aspect of the preliminary report.

Exhibit 11 outlines all projects and how much they would cost. The projects combined costs are 81 million. The money will come from tax increments. In year 3 the project will begin to be able to get the first real bond money.

Now is the time to re-visit the goals and objectives and put things in writing.

John Elberling remarks that the PAC sees that this is not enough money to achieve he projects the PAC has outlined. The PAC recommendation has been to access money from another area, such as the Golden Gateway.

Rhonnel says that the Golden Gateway and Yerba Buena money will be unavailable after 2004.

Tracy Aubuchon requests advise on how to approach the question of fiscal merger.

An issue is that other projects, Bayview, South of Market, for example, will also want access to this funding. Merge all areas? How will the funding be distributed among all the Redevelopment projects?

Waiting until the fiscal merger question is settled will hold back our plan adoption perhaps six months or more.

We could go ahead and adopt the plan, with no money to implement projects, and work on the fiscal merger later.

John Elberling states that the other projects will need as much money or more as we do. The real political negotiation will be in deciding how to divide the money.

Ralph Lee suggests that we go ahead and get the plan adopted and deal with the merger issues later. The plan will not change.

After a short discussion regarding the pros and cons of proceeding with plan adoption, It was agreed that we do not want to lose momentum. The PAC voiced comments that we might have more political clout with an adopted plan. Rhonnel will take back to the agency that the MM PAC is committed to keeping moving forward with plan adoption. The PAC wants the agency to look into fiscal merger as they move into getting their plan adopted.

Chair Lee adjourned the meeting at 6:50.

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Jeff Foran
Brett Gladstone
David Hart
Roderick Kirakofe
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Mid-Market
Project Area Committee Meeting
Wednesday, July 11, 2001
Ramada Plaza Hotel
1231 Market Street
5:30 – 7:30 p.m.

Agenda

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I. Welcome and Introductions

II. Approval of Minutes
June 13, 2001 meeting

III. Planning Code Amendments

IV. Plan Adoption Schedule

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V. Outreach and Focus Group Meetings

VI. Public Comment

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Minutes

Mid-Market Redevelopment PAC
Regular Meeting
July 11, 2001

Members Present: Craig Adelman, Tracy Aubuchon, Katherine Bernitt, Marty Cerles, Carolyn Diamond, John Elberling, David Hart, Roderick Kiracofe, Richard Livingston, Ralph Lee, Samuel Noily, Daniel O'Leary, Ken Parker, Lesley Pierce, Peter Poulos, Linda Schanfein, Byron Yee

Members Absent: Tariq Alazarie, Patrick Banks, Joe Bolden, Donna Dessart, Kat Foran, Brett Gladstone, Susan Moseley, Patrick Simms, Susan Stryker, Badru Valani

Staff: Jose Campos

I. Welcome and Introductions: Chair Ralph Lee called the meeting to order and asked for self-introductions.

II. Approval of Minutes: A quorum was noted and the minutes of the June 13, 2001 meeting were approved.

Chair Lee had a request to take the agenda items out of order and the request was granted. Item V. was called first. Prior to calling Item V. Jose Campos asked for a moment to make a few announcements. First he noted that Mr. Jim Morales the Executive Director of the Agency had resigned. Mr. Morales has been replaced with Ms Marcia Rosen. Ms Rosen is currently heading the Mayor's office of Housing. Next he announced that Rhonnel Sotelo, Mid-Market Project Manager, had resigned and taken a position at the SF Foundation. Campos will now lead the MM Project until Plan Adoption.

V. Outreach and Focus Group Meetings: Campos began by stating that he saw the need for the PAC to begin a more concentrated effort to educate the community on the MM plan. We are now beginning to have documents that can be presented to the community for their input and reaction.

He announced that on July 24th a few PAC members would participate in a panel discussion at SPUR. The SPUR office is at 312 Sutter Street. The forum begins at 12:30 and lasts one hour. On July 31st a few PAC members will be presenting information on MM at NOMPAC. The NOMPAC meeting is at 301 Eddy Street. The presentation begins at 5:00 p.m.

Campos distributed a draft calendar of events through November 2001. Planned are community meetings beginning the week of August 20th with a presentation to the Board of Supervisor's Finance Committee. The week of August 27th the first of two community meetings will begin. Campos outlined six subjects for the community workshops and asked for PAC volunteers to assist in the workshops under their desired categories. The following categories and volunteer PAC members are as follows:

1. Affordable Housing – Craig Adelman, Samuel Noily
2. Historic Preservation/UMB Rehab – Ken Parker
3. Transportation and Access – Carolyn Diamond, Ken Parker
4. Arts and Culture District –Richard Livingston, Rod Kiracofe
5. Community Services – Tracy Aubuchon
6. Economic Development – Byron Yee, Marty Cerles.

Comments followed. Livingston states although he is willing to work on the Arts and Culture district he is not sure that a proposal that he would even support has been crafted yet. He is concerned about the change of the Executive Director's position at the Agency and that the MM project currently has limited staff. He fully supports the idea of community outreach and states that we must be aware that the North of Market community may not be supportive of this plan. Adelman echoed Livingston's concern and says he feels he does not have a sense of what the plan is yet. Campos says he hopes to compile all the work into a clear " lay person's" document and let the general public take a look. We will work on this process.

II. Planning Code Amendments: Campos distributes to the PAC a draft of the Proposed Amendments to Planning Code. This would establish a Mid-Market Special Use District. The Projects Committee worked on this document and it is still a work in progress. Discussion followed and it was announced that the Projects Committee, which meets every Monday, would continue to work on this document. It will be presented at the next PAC meeting for review and approval by the full PAC.

III. Plan Adoption Schedule: Campos earlier had reviewed the plan adoption schedule when discussing outreach in item V. It is still anticipated the Mid-Market Plan will be ready for the approval process in late November 2001.

VI. Public Comment: Guests at the meeting asked that all materials that are being distributed to the PAC be made available to the guests.

The meeting adjourned at 7:10 p.m.

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Mid-Market
Project Area Committee Meeting
Wednesday August 8, 2001
Ramada Plaza Hotel
1231 Market Street
5:30 to 7:30 p.m.

AGENDA

I.	Welcome & Introductions	5:30 – 5:35
II.	Approval of Minutes(Action Item) Election of new PAC members (Action Item)	5:35 – 5:45
III.	Discussion and Approval of Goals and Objectives (Action Item)	5:45 – 6:15
IV.	Discussion and Approval of Proposed Amendments to The Planning Code (Action Item)	6:15 – 6:45
V.	Discussion of community outreach/ focus Group meetings	6:45 – 7:15
VI.	Public Comment	7:15 –7:30

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Minutes
Mid-Market Redevelopment PAC
Regular Meeting
August 8, 2001

Members Present: Craig Adelman, Tracy Aubuchon, Katherine Bernitt, Carolyn Diamond,John Elberling, Kat Foran, Brett Gladstone, David Hart, Richard Livingston, Samuel Noily, Patrick Simms, Susan Stryker, Badru Valani, Byron Yee

Members Absent: Tariq Alazraie, Patrick Banks, Joe Bolden, Marty Cerles, Donna Dessart, Roderick Kiracofe, Ralph Lee,Susan Moseley, Daniel O'Leary, Ken Parker, Lesley Pierce, Peter Poulos, Linda Schanfien

Staff: Jose Campos, Antonio Ablog

I. Welcome & Introductions:

Vice-Chair, Carolyn Diamond chaired the meeting since Chair Ralph Lee was absent. She welcomed the group and called for self-introductions.

II. Approval of Minutes – Election of new PAC member:

The minutes of the July 11, 2001 PAC meeting were approved. Diamond introduced Mr. Mark Casagranda, owner of 1119, 1028-56, and 1127 Market Street. Mr. Casagranda gave a brief presentation to the group and took questions from the PAC. He was nominated to fill a vacant seat in the category of Commercial Property Owner. The nomination was seconded and Mr. Casagranda was elected to the Mid-Market PAC.

III. Discussion and Approval of Goals and Objectives:

Jose Campos opened this discussion by thanking the "Projects Committee" that worked on the Goals and Objectives for Mid-Market and also worked on the Proposed Amendments to the Planning Code.

He then distributed the final draft of the Mid-Market Goals & Objectives for the full PAC review. The group reviewed Section A –Economic Vitality first. The following changes were made to the Objectives: A3 changed to: Target specific development sites to capture institutional and other development opportunities as a catalyst to the area's development, including but not limited to hotels, theater/entertainment/cultural centers, and other unique specialty uses.

Objective B4 changed to: Protect and expand community arts/cultural facilities and programs.
Objective B6 changed to: Ensure the development of a variety of unit types at all rungs of the housing income ladder, especially to include housing to be affordable to low/moderate income households, to allow for a wide mix of people to live in Mid-Market.

The goals and Objectives of Sections A & B were voted and approved by the full PAC.
Sections C, D, E, F, and G were continued to the September 2001 PAC meeting.

IV. Discussion and Approval of Proposed Amendments to the planning Code

Campos distributed the Draft –8/08/01 Proposed Amendments to the Planning Code document. The first comment from the PAC was that the title of the document was not consistent with the headings on each page which reads Mid-Market Proposed Zoning Amendments, this should be changed to be consistent.
The PAC went through the document and Campos announced that Item Ref. 4,5, and 6 are still pending. Item Ref 7 has been moved to the Redevelopment Plan.

PAC members focused on Item Ref 1. The following change was made to the Recommended Amendments section: **Prohibition of Ground Floor Office Use**. Prohibit ground floor office use in all storefronts facing a major arterial. Community service use is permitted on ground floors except on Mission and Market Streets. Existing non-conforming and new ground-floor office uses fronting "alley" streets will be permitted.
The following change was made to Item Ref. 1a **Definition of Active Use**: Uses that allow for public access and demonstrate people-oriented activity such as retail, theaters, restaurants and hotels. Active use also includes building lobbies and other entries and exits to the building.

There were no changes to Item Ref. 1b. The PAC approved all of Item Ref 1.

Since the allotted time for this item was up PAC members were asked to fax or e-mail their comments and changes to this document to Campos before the Sept. meeting. The remaining amendments will be reviewed at the Sept. 2001 meeting.

V. Discussion of community outreach/focus group meetings

This agenda item was continued.

VI. Public Comment

PAC guest Steve Tabor of Hansen Bridgett Marcus Vlahos Rudy LLP, distributed a document for review by the PAC. He was asked by the Projects Committee to look at the issue of development incentive for theater or arts-related facilities. This document titled Planning Code Amendments: Development Incentive for Theater or Arts-related Facility was his preliminary report.

PAC guest Michael Nulty distributed information regarding a municipal utility district.
The meeting was adjourned at 7:20 pm

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Bill Elberling
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Brent Gladstone
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Roderick Kiracofe
Richard Livingston
Susan Moseley
Samuel Noily
Daniel O'Leary
Kit Parker
Kelley Pierce
Peter Poulos
Patrick Simms
Brian Stryker
Blru Valani
Byron Yee

Mid-Market
Project Area Committee Meeting
Wednesday, September 12, 2001
Ramada Plaza Hotel
1231 Market Street
5:30 to 7:30 p.m.

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AGENDA

I.	Welcome & Introductions	5:30 – 5:35
II.	Approval of Minutes (Action Item) Election of new PAC members (Action Item)	5:35 – 5:45
III.	Discussion and Approval of Goals and Objectives (Action Item)	5:45 – 6:15
IV.	Discussion and Approval of Proposed Amendments to The Planning Code (Action Item)	6:15 - 6:45
V.	Informational Discussion of Redevelopment Implementation & Eminent Domain	6:45 – 7:20
VI.	Public Comment	7:20 –7:30

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Malik Looper
Brian Moseley
Samuel Noily
Daniel O'Leary
Ken Parker
Kelley Pierce
Patrick Simms
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Veron Yee

Mid-Market
Project Area Committee Meeting
Wednesday, September 19, 2001
Ramada Plaza Hotel
1231 Market Street
5:30 to 7:30 p.m.

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AGENDA

I.	Welcome & Introductions	5:30 – 5:35
II.	Approval of Minutes (Action Item) Election of new PAC members (Action Item)	5:35 – 5:45
III.	Discussion and Approval of Goals and Objectives (Action Item)	5:45 – 6:15
IV.	Discussion and Approval of Proposed Amendments to The Planning Code (Action Item)	6:15 - 6:45
	Informational Discussion of Redevelopment Implementation & Eminent Domain	6:45 – 7:20
VI.	Public Comment	7:20 –7:30

DUE TO THE TRAGIC INCIDENTS ON TUESDAY THE PAC MEETING ON WEDNESDAY WAS CANCELLED. I APOLOGIZE TO THOSE WHO DID NOT GET THE WORD. THIS MEETING HAS NOW BEEN RE-SCHEDULED TO WEDNESDAY THE 19TH. SAME TIME, SAME PLACE.

Mid-Market PAC
370 Market Street #456
San Francisco, Ca 94102

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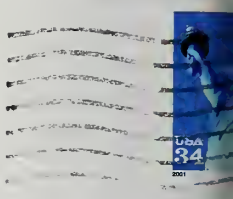

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Minutes
Mid-Market Redevelopment PAC
Regular Meeting
September 19, 2001

This PAC meeting was originally scheduled for September 12, 2001. Due to the incidents in New York and Washington DC the meeting was re-scheduled to Sept. 19, 2001. There was no roll call at this meeting however, a quorum was noted.

I. Welcome & Introductions:

Chair Ralph Lee welcomed the PAC and guest and noted that a quorum was present. Self-introductions followed.

II. Approval of Minutes – Election of new PAC members

The minutes of the August PAC meeting were approved. Vice-Chair Carolyn Diamond introduced nominees for PAC seats. She began with the introduction of Mr. James Brook a commercial tenant in Mid-Market (1095 Market). Mr. Brook made a brief statement saying that he has been participating in the MM Projects Committee meetings and now would like to make it official and be elected to the full PAC. PAC member Tracy Aubuchon noted her support for Mr. Brook and the vote was called. Mr. Brook was elected unanimously. Next introduced was Mr. Paul Hogan, also a commercial tenant in Mid-Market (1049 Market). Mr. Hogan gave a brief statement of his background saying he has served on many City committees and see the MM Project as one of the most exciting thing going on in the area. Mr. Hogan works for Legal Web Technologies. The vote was called and Mr. Hogan was elected unanimously. Next Diamond introduced Richard "Rocky" Lane. Mr. Lane owns property in the Mid-Market area and is very aware of the problems in the area. His property includes residences and he is concerned for the area's safety. The vote was called and Mr. Lane was elected unanimously to sit on the PAC as a Commercial Property Owner. Next Ms Lesley Pierce was introduced. Ms Pierce has served on the PAC representing ACT under the category of Art and Culture. She requested to return to the PAC in her same seat. She gave a brief statement and the vote was called. Ms Pierce was elected unanimously. Diamond also noted that former PAC member Joe Bolden from Poor Magazine indicated that he wanted to return to the PAC. He

EMBERS

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Richard Livingston
Mik Looper
Samuel Noily
Daniel O'Leary
Kit Parker
Lesley Pierce
Patrick Simms
Stan Stryker
Bilru Valani
Bron Yee

and the staff at Poor Magazine are working on a proposal to have a substitute in his place if he could not attend. When the proposal is received the PAC will review the proposal. Diamond distributed copies of letters received from Poor Magazine along with responses from her and Chair Lee.

III. Discussion and Approval of Goals and Objectives

Project Manager Jose Campos noted that Sections A and B were voted and approved by the full PAC at the August PAC meeting.
The PAC now reviewed Section C – Arts & Culture. There was some discussion but no changes were requested. A vote was called and Section C was approved.
Section D –Housing & Neighborhood was reviewed next. Discussion followed and Section D was voted on and approved.
Section E- Community Identity & The Built Environment was reviewed next. There was a motion to change E-4 by deleting the parenthesis (e.g., Embassy Theater site). The motion was seconded and a vote called. The PAC voted to remove this parenthesis. A vote was then called to approve Section E with the change. Section E was approved.
Section F – Parking, Transit & Pedestrians was reviewed. There was a motion to change
F1 by adding the word "daytime". F1 would read: "Provide parking facilities to serve retail, residential, daytime and nighttime entertainment activities and discourage commuter parking structures." This motion was seconded and approved. A vote was then called to approve Section F with the change. Section F was approved.
Section G – Public Safety. There was a motion to change G1 by adding the word "fire".
G1 would now read: "Enforce the City's health, fire and sanitary codes." This motion was seconded and approved. A vote was then called to approve Section G with the change. Section G was approved.
This completed the approval of the Goals and Objectives document.

IV. Discussion and Approval of Proposed Amendments to the Planning Code

Campos began by reminding the PAC that the Projects Committee had been working on this document and the document now needed the full PAC approval. At the August PAC meeting members approved Item Ref. 1.

The discussion began with Item Ref. 9.("Rezoning to limit development of key opportunity sites to only housing developments") Mr. Bill Shaw, representing the Shorenstein Co., the owners of 1066 Market Street, spoke. This property is one of the proposed properties to be designated for residential use only. Mr. Shaw expressed his support for the Redevelopment Plan and the efforts of the MM PAC. The Shorenstein Co. is currently seeking office tenants for the upper floors of the Golden Gate Theater and continues to book shows at the Golden Gate and

Orpheum Theaters. The 1066 Market Street site, which is an odd configuration, has small commercial spaces fronting Market Street and a parking lot on the back side of the lot. The lot is now used for theater- goers and is expected to be used for new office tenants. The Shorenstein Company does not expect to build housing on the site. Some discussion followed and it was decided to return Item Ref. 9 to the Projects Committee.
Item Ref. 2 ("Prohibit new adult entertainment uses and massage parlors") was discussed and motioned for approval. Item Ref. 2 was approved.
Item Ref. 3 (" Provisions for encouraging non-profit office space") was discussed and it was decided to return this item to the Projects Committee to re-work the language in the Recommended Amendments section. However, Item 3a ("Re-define non-profit uses; consider classifying as Community Services") and Item 3b ("Community Services should be allowed in all of the Mid Market zones") were approved.
Item Ref. 6 ("Establish "1for1 replacement" for housing units demolished or converted for the redevelopment project as a whole.") was approved.
Item Ref. 7 ("Parking: Reduce the parking requirements for all uses.") was returned to the Projects Committee.
Item Ref. 8 ("Prepare Urban Design Guidelines and establish signage and façade urban design controls/standards") was approved.
Item Ref. 9, returned to Projects Committee. (see above)
Item Ref. 10 ("Allow housing in all Mid Market zones, including the C-M zone") was approved.
Item Ref. 11 ("Definition of SRO's") was approved.

V. Information Discussion of Redevelopment Implementation & Eminent Domain

This item was continued for the October PAC meeting.

VI. Public Comment

Campos announced that he would be scheduling a Special PAC meeting in October to discuss the community workshops.

The meeting adjourned at 7:40 p.m.

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Fax 415-362-6128

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SPECIAL MEETING NOTICE

Mid-Market
Project Area Committee Meeting
Thursday October 4, 2001
Ramada Plaza Hotel
1231 Market Street
5:30 to 7:30 p.m.

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AGENDA

I. Welcome and Introductions

II. Review of the community workshop presentations

III. Staff Report

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October 10, 2001

Minutes
Special Meeting
Mid Market PAC
October 4, 2001

Members Present: Chair Ralph Lee, Vice Chair Carolyn Diamond, Craig Adelman, Tracy Aubuchon, James Brook, Mark Casagranda, Brett Gladstone, David Hart, Richard Livingston, Samuel Noily, Daniel O'Leary, Ken Parker, Lesley Pierce, Patrick Simms, Badru Valani, Byron Yee.

Members Absent: Patrick Banks, Katherine Bernitt, Marty Cerles, John Elberling, Kat Foran, Paul Hogan, Roderick Kiracofe, Rocky Lane, Susan Stryker.

Community Workshops Presentations Review.

Tell Metzger goes over the flyers that have gone out to the community giving notice of the workshops that will begin on October 15.

These workshops are to elicit public opinion on the Mid-Market goals and objectives. There will be a kick-off before some of the Supervisors on October 10.

A point person from the PAC is needed for each workshop. The following PAC members have volunteered so far.

Transportation:	Ken Parker
Arts and Culture:	Richard Livingston, Lesley Pierce, Mark Casagranda, Rod Kirakofe
Economic Vitality:	Byron Yee, Carolyn Diamond, Badru Valani

Community
Services: Tracy Aubuchon, James Brook

Housing: Samuel Noily, Craig Adleman
Built Environment: Brett Gladstone

Next the PAC reviewed and edited the draft text of the packet that will be handed out at the public outreach workshops.

The following are the changes/additions made by PAC members.

Each page needs to have a heading.
Diversity, Social and Economic Equity
Goals and Objectives
the map will reflect the demographics of the area.
Arts and Culture
prologue will delete "such as the Market Street Cinema" and work in "small, medium, large theaters, profit and non profit."
Goals and Objectives
Under "Promote the area..." second paragraph add "day and night time" activities.
Proposed Projects and Programs
Take out "Association" in first paragraph heading and everything after "entertainment" in the paragraph.
In the paragraph heading beginning Acquisition/rehabilitation add "cultural facilities" after arts.
In the second paragraph in this section add "& cultural facilities" after arts.
Community Identity and The Built Environment
Goals and Objectives
spell out all acronyms.
Proposed Projects and Programs
Delete the last two paragraphs, "Land Assembly..." and "United Nations Plaza..." in the left column.
Planning Code Amendments
End of first paragraph add, "to storage, retail and community service."
Community Services and Safety
Prologue add reference to homelessness
Goals and Objectives
Second column, second paragraph add "timely" after promote.
Planning Code Amendments
Second paragraph, add "arts and cultural facilities" after period.
Economic Vitality
Prologue remove "relatively nonexistent" and "except for adult entertainment establishments." Re-arrange the priorities to reflect the PAC's priorities.

Proposed Projects and Programs
Second column last paragraph, change "mezzanine" to "upper" delete "coffee shops" and add "nightclubs, music, dance and culture venues".
Planning Code Amendments
Second column, spell out what "community services" are
Housing and Neighborhood
Prologue, take out "low and very-low income housing in Mid-Market by encouraging housing development and funding" replace with "all housing, especially affordable housing, through market incentives."
Goals and Objectives
First column, last paragraph, repeat text from page 2
Second column, "Increase Density..." bulk up this section. Add "through zoning and incentives" at the end.
Planning Code Amendments
Add more detail to this section.
Transportation
Note that transit is the best thing going in Mid Market
Goals and Objectives
First column, second paragraph, delete" to reduce the amount of traffic and on street parking" Replace with "to reduce the amount of traffic congestion."
Last sentence add, "where appropriate" after the period.

The meeting was adjourned at 8:15 p.m.

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Town Hall Public Forum

The Mid-Market Project Area plans will be presented to members of the Board of Supervisors on:
When: Wednesday, October 10th, 2001
Where: Board Chambers City Hall
Time: 4 – 6 p.m.

Jose Campos and SF Redevelopment staff will be making a presentation to members of the Board of Supervisors on the progress of the Mid-Market Redevelopment Plan.
Mid-Market PAC members are being asked to attend and speak at this forum. This forum is open to the public.

Please note that the time of the Project Area Committee meeting has been changed to 6:30 p.m.

Mid-Market
Project Area Committee Meeting
Wednesday, October 10, 2001
Ramada Plaza Hotel
1231 Market Street
6:30 to 8:30 p.m.

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AGENDA

I.	Welcome & Introductions	6:30 – 6:35
II.	Approval of Minutes (Action Item) Election of new PAC members (Action Item)	6:35 – 6:45
III.	Mercy Housing - Nancy Conover Information of the 10th & Market Project	6:45 – 7:15
IV.	Informational Discussion of Redevelopment Implementation and Eminent Domain	7:15 - 7:50
V.	Overview of Redevelopment Planning Documents	7:50 – 8:20
VI.	Public Comment	8:20 – 8:30

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Malik Looper
Samuel Noily
Daniel O'Leary
Ken Parker
Lesley Pierce
Ralph Piper
Patrick Simms
Susan Stryker
Badru Valani
Byron Yee

Minutes
Regular Meeting
MM Redevelopment PAC Meeting
October 10, 2001

Members Present: Craig Adelman, Patrick Banks, Katherine Bernitt, James Brook, Mark Casagranda, Marty Cerles, Carolyn Diamond, Kat Foran, Brett Gladstone, David Hart, Paul Hogam, Roderick Kiracofe, Rocky Lane, Ralph Lee, Richard Livingston, Samuel Noily, Daniel O'Leary, Ken Parker, Lesley Pierce, Patrick Simms, Susan Stryker, Badru Valani, Byron Yee

Members Absent: Tracy Aubuchon, John Elberling

Staff: Jose Campos, Tell Metzger

I. Welcome and Introductions: Chair Ralph Lee called the meeting to order and asked for self-introductions.

II. Approval of Minutes and Election of new PAC members: The minutes of the September meeting were approved. Vice-Chair Carolyn Diamond introduced Mr. Malik Looper of Goodwill Industries. Mr. Looper is replacing Ms Linda Schanfein of Goodwill. Mr. Looper gave a brief statement of introduction of his background and his experience. Questions from the PAC were taken and then a motion was called to elect Mr. Looper to a CBO seat under the category of Social Service Organization. Mr. Looper was elected unanimously. Next, Diamond introduced Mr. Ralph Piper, owner of Piper's Jewelry at 1066 Market Street. Mr. Piper introduced himself and gave a brief history of his shop on Mid-Market Street. Questions from the PAC were taken and then a motion was called to elect Mr. Piper to a seat under the category of Commercial Tenant. Mr. Piper was elected unanimously.

III. Mercy Housing – Nancy Conover

Ms Conover and Ms Barbara Gualco gave a brief over view of the Mercy Housing Project. The proposed project is two mixed-use developments on a 46,000 square foot site at Jessie and Mission Streets between 9th and 10th Streets, just south of the Civic Center area.

The proposed housing elements will be:

Senior Housing

Approximately 100 units
A mix of studio and one- bedroom apartments
Units will be restricted to senior heads of household with incomes less than 60% of the area median income
On-site amenities may include community room, laundry facilities and parking
Full time activity and management staff on site

Family Housing

Approximately 125 units
A mix of one, two and three-bedroom units
Units will be restricted to families earning below 60% of the area median income
On-site amenities may include indoor and outdoor community and activity areas, youth programming area, laundry facilities and parking
On-site property management

The commercial intent is to serve new and existing residents of the area. Suggested commercial tenants are café, deli and produce market. The ground floor in the family housing development will include the retail space along Mission and 10th Streets as well as a proposed theater and other cultural space for a nonprofit organization. There is also a proposal for up to 5,000 square feet of commercial space on the ground floor of the senior development along 9th Street. A Boys and Girls Club is an idea for the future.

The height of this project varies, it will probably be stepped. It can be stepped to 12 stories. The time frame for the project is estimated for a "couple of years" from now.

IV. Informational Discussion of Redevelopment Implementation
And Eminent Domain

The agenda item was continued. The SFRA counsel will prepare a memo for PAC members with specific legal descriptions.

V. Overview of Redevelopment Planning Documents

Tell Metzger distributes drafts of the Community Outreach Workshop document for PAC review. The PAC has reviewed this document once and the edits have been made. Comments follow. Samuel Noily notes that under the section of Proposed Planning Code Amendments in the Housing and Neighborhood section the," Create incentive programs for development... amendment is missing. It is in other sections of the document and he requests it be placed in the Housing and Neighborhood section. Diamond suggests that the document contain the "Proposed Projects List" (a list of 33 projects) and show the 8 priority projects voted by the MM PAC.

Jose Campos describes the mechanics of the community workshops. It will be very simple. There will be breakout groups. In each group there will be a recorder and a facilitator. He asks that PAC members do these jobs. If there are technical redevelopment questions from the groups a Redevelopment staff person will float and will be able to answer the questions. Each workshop will open with a reception and participants will be given handouts. There will also be a suggestion box available.

VI. Public Comment

Diamond reminds the PAC that due to the Monday, October 15th workshop there will not be a "Projects Meeting." Jose announces that there may be Special PAC meetings on the 4th Wednesdays of each month. This will be in addition to the regular 2nd Wednesday of each month meeting.

The meeting was adjourned at 8:35 p.m.

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SPECIAL MEETING

Mid-Market
Project Area Committee Meeting
Wednesday, October 24, 2001
Ramada Plaza Hotel
1231 Market Street
5:30 to 7:30 p.m.

AGENDA

I.	Welcome & Introductions	5:30 – 5:35
II.	Informational Discussion of Redevelopment Implementation and Eminent Domain	5:35 – 6:35
III.	Review of Input from the Community Workshops	6:35 - 7:15
IV.	Public Comment	7:15 – 7:30

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Sun	*Mon*	*Tue*	*Wed*	*Thu*	*Fri*	*Sat*
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20Housing Wkshp 10 - 1 455 Gold. Gte
21	22 Projects 4-6 870 Mkt. 485	23	24 PAC *Pending* 5:30-7:30 Ramada	25	26	27
29 *Monday* Built Env. Workshop 12- 2 99 Grove St. room 303	29 *Monday* Transport. Work-shop 5 - 7 99 Grove St. room 303	30 Arts /Culture Wkshp. 12 -2 54 Mc Alister				

Mid-Market PAC

November

2001

Sun	*Mon*	*Tue*	*Wed*	*Thu*	*Fri*	*Sat*
				1 Econ.Vitality Workshop 12-2 Community Services 5-7 99 Grove rm303	2	3 Housing Workshop 455 Golden Gate 10 - 12
4	5 Projects 4-6 870 Mkt. room 838	6			9	10
11	12 Projects 4-6 870 Mkt. room 485	13	14 PAC 5:30 - 7:30 Ramada	15	16	17
18	19Projects 4-6 870 Mkt rm 485	20	21	22	23	24
25	26Projects 4-6 870 Market room TBA	27	28	29	30	

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Minutes
Mid-Market PAC Special Meeting
October 24, 2001

Members Present: Tracy Aubuchon, Patrick Banks, Katherine Bernitt, James Brook, Mark Casagranda, Carolyn Diamond, John Elberling, Brett Gladstone, David Hart, Paul Hogan, Roderick Kiracofe, Rocky Lane, Ralph Lee, Richard Livingston, Daniel O'Leary, Ken Parker, Lesley Pierce, Ralph Piper, Patrick Simms, Badru Valani, Byron Yee

Members Absent: Craig Adelman, Marty Cerles, Kat Foran, Malik Looper, Samuel Noily
Staff: Jose Campos

I. Welcome and Introductions: Chair Ralph Lee opened the meeting and called for self- introductions.

II. Review of Input from the Community Workshops: The members were given a packet of raw workshop notes. These were comments gleaned from the first series of workshops. The notes were reviewed from each workshop starting with Transportation.

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TRANSPORTATION

General Issues:

Do not remove cars from Market Street.
Enforce transit lanes.
Adjust traffic signals for Muni.
Rid sidewalks of skateboarders and shopping carts.
A neighborhood feel in the alleys can be achieved by using streetscape designs.
Don't close alleys because they serve as loading areas for large Market St. buildings.

Goals & Objectives

Encourage street life overall.
Parking is necessary.
What is the supply and demand of parking, how much parking is there now and how much do we need?
Build parking structures with programming on the bottom levels for the community.
Build parking structures with housing on top is not feasible, but retail is feasible.
Pedestrian action is needed on Market Street.
What can be done to improve the BART stations?

Implementation: Further discussion is needed for parking set - asides for affordable housing residents.
Street crossing is also difficult for the disabled.

ECONOMIC VITALITY

General Issues

Does non-profit housing and non-profit office use generate tax increment?
A lot of talk about non-profits but no desire for "for-profit". Do they understand how tax increment works?
What does high- end retail mean?
Need to draw a line between large and small retail and what we will accept.
Define anchor "tenant".

Goals and Objectives

More discussion on parking is needed.
Market Street has the storefronts to support neighborhood supporting businesses.

Proposed Projects

What does 130,000 sq. ft. of non-profit space mean? Is this enough or too much?
Has 130,000 sq.ft. been lost?
Where would we put a center for the homeless?
The issue of homeless needs further discussion. It should be an agenda item for PAC.

HOUSING AND NEIGHBORHOOD

General Issues

What does affordable mean? More technical discussion needed.
Need to discuss fears of displacement.
Need to discuss in-house services
How do you balance community goals and economic goals?
What is the ability of the Redevelopment Agency to help for-profits?
Can Agency provide bonds, subsidies, vouchers, loan programs for renters or home buyers in for-profits developments?
What is tax increment generation from non-profit housing projects?

III. Informational Discussion of Redevelopment Implementation and Eminent Domain

Redevelopment staff counsel Penny Nakatsu discussed the Redevelopment process. There are three tools of Redevelopment: The ability to finance projects. Create a plan for an area. Buy and sell land with eminent domain.

Eminent domain must proceed through the legal mechanisms of the court. Eminent domain is not used arbitrarily. It is the last ditch effort to get land from a refusing landowner. Negotiations are held with the landlord and the landlord is offered fair market value for the property.

Eminent domain has a 12- year life in a project area. Specific sites can be singled out for eminent domain but if a project limits sites the project could lose flexibility. "Remember that the area is changing over the life of the Redevelopment Project." Because time was up it was decided that Ms Nakatsu return to a PAC meeting for further discussion. Jose suggested that specific questions be directed to him prior to Ms Nakatsu's next appearance.

The meeting adjourned at 7:40 p.m.

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Patrick Simms
Susan Stryker
Badru Valani
Byron Yee

Mid-Market
Project Area Committee Meeting
Wednesday, November 14, 2001
Ramada Plaza Hotel
1231 Market Street
6:30 to 8:30 p.m.

AGENDA

I.	Welcome & Introductions	5:30 – 5:35
II.	Approval of Minutes (Action Item) Election of new PAC members (Action Item)	5:35 – 5:45
III.	Final Review of input from the Community Caucus Workshop Series	5:45 – 6 30
IV.	Amendments of Goals & Objectives (Action Item)	6:30 – 6:50
V.	Amendments of Proposed Project and Program List (Action Item)	6:50 – 7:20
VI.	Public Comment	7:20 – 7:30

THERE MAY BE A SPECIAL MEETING CALLED ON:

WEDNESDAY, OCTOBER 24TH
5:30 –7:30
RAMDADA HOTEL

You will be notified if there is a Special Meeting.

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Minutes
Mid-Market PAC Regular Meeting
November 14, 2001

Members Present: Craig Adelman, Tracy Aubuchon, Patrick Banks, Katherine Bernitt, James Brook, Mark Casagranda, Marty Cerles, Carolyn Diamond, John Elberling, Kat Foran, Brett Gladstone, David Hart, Paul Hogan, Roderick Kiracofe, Rocky Lane, Ralph Lee, Richard Livingston, Malik Looper, Samuel Noily, Daniel O'Leary, Ken Parker, Lesley Pierce, Ralph Piper, Susan Stryker, Badru Valani, Byron Yee

Members Absent: Patrick Simms

Staff: Jose Campos, Lisa King

I. Welcome & Introductions: Chair Ralph Lee welcomed the group and called for self-introductions.

II. Approval of Minutes: The minutes of the October 24th meeting were approved.

Vice-Chair Diamond asked to make an announcement. She asked the PAC members if anyone was willing to serve on the 15- member committee overseeing the re-design of United Nations Plaza. Rod Kiracofe and Byron Yee volunteered. Diamond will submit their names to the Dept. of Public Works, the dept. that is organizing this committee.

III. Final Review of Input from the Community Caucus Workshop Series:

Campos began with a brief report of the Community Caucus workshops and the significant community attendance and input. There are 100 pages of raw notes from containing community reactions, comments and suggestions. This compilation of notes was distributed.

Campos mentioned that a separate document titled A Revitalization Strategy for Mid-Market will be prepared by SFRA staff.

Campos distributed "Planning for the Revitalization of Mid Market Community Caucus Series October/November 2001". This 5-page document contained some of the community's input gleaned from the recent workshops and the Projects Committee reaction to the community's input.

The Projects Committee did not review some of the issues in this document. These remaining issues will be sent to the Projects Committee and then returned to the full PAC.

IV. Amendments of Goals & Objectives: Lisa King distributed "Draft Amendments to Proposed Mid-Market Redevelopment Plan's Goals & Objectives" . Some of the original Goals & Objectives that were approved by the PAC were added to or changed in some manner at the suggestion of the attendees at the community caucus workshops. King's document reflected the changes and the PAC was asked to review the revised Goals & Objectives. The PAC made the following changes and suggestions:
B. Arts, Culture and Entertainment
Objectives

B3 Preserve small arts organizations. Shall read: Preserve and encourage small arts organizations.

B5 Develop museums and/or cultural centers that highlight underrepresented constituencies in the area. Shall read: Develop museums and/or cultural centers that highlight diverse constituencies in the area.

Add another objective that refers to developer incentives.

Organization
B10 Encourage the establishment of a collaborative body or organization to promote the development of a Mid Market Arts District and coordinate arts-related activities. Shall read: Encourage the establishment of a collaborative body or organization to promote the development of a Mid Market Arts District and coordinate arts-related activities and incentive programs.

C. Community Identity & The Built Environment

Objectives

Add another objective that refers to open space and its benefits.

Historic Preservation

C13. Change first word from Provide to Utilize. Shall read: Utilize financial incentives for historic preservation efforts, including historic preservation tax credits, tax abatement transfer of development rights, authorization to use "historic" building codes, and other possible incentives.

Rehabilitation and New Development

C16 and C17 Re-wording needed in both of these.

D. Community Services

Public Safety and Security

Add another objective such as: Support the enforcement of criminal, health and safety ordinances and their compliance by business and property owners.

Add an objective such as: Ensure the safety of the workers in the district who are prone to exploitation, such as: adult entertainment workers, garment workers, hotel workers.

Due to the lack of time this ended the discussion on this agenda item. It was noted by PAC members that this strategy of review was too time consuming. It was decided that in the future two rules will be followed. 1. The discussions at the full PAC will be limited. The time limits will be enforced. 2. Items discussed at the PAC will have already been discussed at the Projects Committee meetings. The Projects Committee will bring their recommendations to the full PAC.

V. Amendments of Proposed Project and Program List – This item was continued.

VI. Public Comment – John Elberling distributed a memorandum asking for clarification of Plan Approval Procedures.

The meeting adjourned at 7:40 p.m.

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Mid-Market
Project Area Committee Meeting
Wednesday, December 12, 2001
Ramada Plaza Hotel
1231 Market Street
5:30 to 7:30 p.m.

AGENDA

I.	Welcome & Introductions	5:30 – 5:35
II.	Approval of Minutes Election of new PAC members (action item)	5:35 – 5:40
III.	Approval of revised Goals & Objectives (Action Item)	5:40 - 6:20
IV.	Progress Report on development of Projects List	6:20 – 6:40
V.	Continuation of Informational Discussion of Redevelopment Implementation & Eminent Domain	6:40 – 7:10
VI.	Clarification of Plan Approval Procedures	7:10 –7:25
VII	Public Comment	7:25 – 7:30

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MINUTES
MID-MARKET REGULAR PAC MEETING
JANUARY 9, 2002

Members Present: Craig Adelman, Katherine Bernitt, James Brook, Mark Casagranda, Marty Cerles, Carolyn Diamond, John Elberling, David Hart, Roderick Kiracofe, Rocky Lane, Ralph Lee, Richard Livingston, Samuel Noily, Daniel O'Leary, Ken Parker, Lesley Pierce, Susan Stryker, Byron Yee

Members Absent: Tracy Aubuchon, Patrick Banks, Kat Foran, Brett Gladstone, Paul Hogan, Malik Looper, Ralph Piper, Patrick Simms, Badru Valani

Staff: Jose Campos, Lisa King

I. Welcome & Introductions: Chair Ralph Lee opened the meeting and called for self-introductions.

II. Approval of Minutes: The minutes of the December PAC meeting were approved.

III. Agency Staff Report: Lisa King listed subjects to be covered in the meeting. They were: Eminent Domain and Plan Approval Procedures. She also announced the renewal of the MSA staff contract with the Agency and asked for volunteers interested in reviewing the possibilities of a Main Street Program. James Brook suggested Tracy Aubuchon of the PAC to review the Main Street program. Carolyn Diamond volunteered for this task.

A. Deputy General Counsel, Penny Nakatsu - Use of Eminent Domain

Eminent Domain is authorized by ordinance within the Redevelopment Plan itself. Eminent Domain is the power to compel the sale of property to a public agency.

There is a 12 - year time limit when eminent domain can be initiated. The clock starts ticking off the 12 years at the time of Plan Adoption. It is Ms Nakatsu's opinion that eminent domain should have a general provision as opposed to particular land use. This tool is not used very often. The Agency must try to reach an agreement with the property owner before proceeding with eminent domain.

The funding must be available at the Agency to begin eminent domain procedures. The funding must come from the Project Area unless it is to be used for housing.

Questions followed Ms Nakatsu's presentation:

Q. Can the Plan be amended so it would trigger an extension of the 12 year window of opportunity for eminent domain?
A. Yes, but this is unlikely.

Q. Can the Agency force owners to enter into Owner Participation Agreements?

A. No.

John Elberling comments, "But you can force owners to redevelop their property."

Q. What are the consequences if an owner does not redevelop a property according to Plan?

A. It depends on what has not been complied with, code violations, code enforcement etc.

Q. What if a building is vacant or underutilized, can owner be forced to rehabilitate?

A. The Agency can negotiate with owner and if it is unsuccessful then the Agency can start eminent domain proceedings.

Q. What kind of vote does it take to begin eminent domain?

A. Eminent domain must be authorized by a super majority vote (2/3 rds) of the Redevelopment Commission. The Commissioners must pass by super majority a "Resolution of Necessity". Public hearings are held to hear all sides of the issue. Eminent domain has various legal requirements. Participation and procedural rights are given to the property owner.

Q. Can the Agency down zone, then use eminent domain and purchase property?

A. Down zoning to depress the value of the property would certainly be challenged. Zoning is basically a planning tool, not a tool of Redevelopment.

Redevelopment areas can be spot zoned and not done by the City. There is some discussion whether or not this can be done. More discussion follows regarding zoning, one perspective is that zoning is done to protect the property owners, the other perspective is that zoning is done to protect the City.

Ms Nakatsu distributed excerpts from the CA Government Code and Code of Civil Procedure for the PAC's information. This concluded her presentation.

B. Plan Approval Procedures

Questions had been raised at prior PAC meetings about the Plan Approval procedures. Lisa distributed a sheet of questions and answers prepared by the Agency's Deputy General Counsel addressing this subject.

The question of the SF Board of Supervisors control over the Redevelopment plan was raised. Can the Board of Supervisors change the plan on their own? If the Board rejects the Plan what happens? Does the Plan come back to the PAC? What PAC vote will it take to pass the Plan, a majority? Some of these questions were addressed in question # 7 on the question and answers sheet. However, there was some confusion. It was decided that question # 7 needed augmentation and it would be sent back to the Agency's counsel.

IV. Projects Committee Report: Lisa King reported that the Projects Committee was reviewing the potential projects listed by the PAC in the past. The committee was almost finished reviewing the Transportation projects. Next the committee will be looking at projects with cost estimates. This may lead to another look at prioritizing the projects.

V. Public Comment: Mr. Nulty distributed the new edition of the extra Central City newspaper and flyers announcing community meetings.

The meeting was then adjourned.

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Mid-Market
Project Area Committee Meeting
Wednesday, February 13, 2002
Ramada Plaza Hotel
1231 Market Street
5:30 to 7:30 p.m.

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AGENDA

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THE WILL NOT BE A MEETING OF THE MID-MARKET PAC ON FEBRUARY 13, 2002.

At our last mid-Market PAC meeting we agreed to present to the full PAC recommendations on projects drafted by the "Projects Committee", a sub-committee of the full PAC.

At this time the "Projects Committee" is not ready to present their recommendations.

Please be prepared to attend the regularly scheduled PAC meeting on March 13, 2002

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Committee of the San Francisco Redevelopment Agency

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Susan Stryker
Badru Valani

Minutes
Mid-Market Regular PAC Meeting
April 10, 2002

Members Present: Craig Adelman, Tracy Aubuchon, Katherine Bernitt, Mark Casagranda, Marty Cerles, Carolyn Diamond, John Elberling, Kat Foran, Brett Gladstone, David Hart, Roderick Kiracofe, Ralph Lee, Richard Livingston, Malik Looper, Samuel Noily, Daniel O'Leary, Lesley Pierce, Badru Valani, Byron Yee

Members Absent: Patrick Banks, James Brook, Paul Hogan, Rocky Lane, Ken Parker, Patrick Simms, Susan Stryker

Staff: Lisa King

I. Welcome & Introductions: Chair Ralph Lee welcomed the group and called for self-introductions.

II. Approval of Minutes: The minutes of the March meeting were approved.

III. Election of PAC Chair: At the March PAC meeting Chair Ralph Lee announced his resignation as Chair. PAC member Byron Yee, was elected Chair of the PAC. There were no other candidates.

Election of new PAC member: Marie Irving Romero was elected to the PAC taking a seat as a Commercial Tenant. Ms Romero is President & C.E. O. of Arkipelago Book Store at 953 Mission Street. She replaced Commercial Tenant, Ralph Piper, who passed away last month.

IV. Agency Staff Report: Lisa King introduced Peggy Woo, a new staff member of the Redevelopment Agency who will be working on the Mid-Market project. King also announced that members of the SF Planning Dept. staff will be joining the SFRA staff to assist on the Special Use District and Planning Code amendments for Mid-Market.

On April 30, 2002 the Redevelopment Commissioners will be given an update on the progress of Mid-Market. King asked for volunteers to come to the Commission meeting and speak to the Commissioners.

King introduced John Lucero of the Agency and asked him to give a brief presentation on the Chronicle Hotel. This residential hotel, located at 936 Mission Street, is for sale. Mr.Lucero distributed a real estate flyer from Keller Williams Properties describing the Chronicle Hotel. Lucero believes this is the largest SRO

in the area. The Agency is looking at negotiating with the owner. PAC member John Elberling states that he is very familiar with this property and requests that the Projects Committee discuss in more detail this piece of property.

V. Projects Committee Report:

Proposed Project Area Boundary:

a.) The 10th & Market site - Action Item

PAC member Craig Adelman, from the Tenderloin Neighborhood Development Corp., (TNDC) requested that the PAC and the Agency pursue including their 10th & Market site into the Mid-Market boundaries. He also requested developing Owner Participation Agreements with the Agency. Discussion followed. Several PAC members supported the idea. Brett Gladstone asked if this would delay the EIR. King thought it might cause a month or two delay in the process. Rod Kiracofe wondered if the inclusion would be a "trade" for not including the North of Market blocks. Adelman stated that it would not. The 10th & Market site is not solely owned by TNDC, they only have a 50% interest in the property. Adelman also stated that this property may not create tax increment contributions, there may be City offices in the project which are tax exempt. King stresses to the PAC that decisions about boundaries cannot be based on tax increment potential, but must be based on blight. It is against the law to base boundary decisions on tax increment potential.

A motion was made to include the 10th & Market site into the Mid-Market Project Area boundaries. The motion was approved, with two members, Adelman & Looper, abstaining. There were no nays.

b.) North of Market Blocks: - Action Item

Brother Kelly Cullen of the North of Market area spoke to the Projects Committee and voiced his opposition to the inclusion of the north of Market blocks. The Projects Committee members brought this issue to the PAC for discussion.

PAC member Gladstone suggests that more outreach be done in the North of Market area to determine the depth of opposition. He suggests that the Agency conduct another workshop for the North of Market community. Adelman agrees with this strategy. Elberling opines that he sees both points of view on the boundaries. The North of Market community does not want its' neighborhood planned in a piecemeal fashion. He suggests there may be a way to build consensus through a planning process. Livingston warns not to underestimate this community, they are schooled in zoning and planning strategies. Diamond relates the outreach history with this community and suggests a sub-committee with an emphasis on planning be formed with members of the North of Market community. Gladstone made a motion that the Agency plan another community workshop in the North of Market neighborhood and look into the planning materials that show what planning has been done in North of Market. The motion carried unanimously.

Amend Projects & Programs Language – Action Item

Section B - Community Identity and the Built Environment: The Projects Committee did not change this section. So this section, Section B, is completed and approved.

Section E -Housing and Neighborhood: #2. There were slight changes to #2. The second sentence will now read: This includes, but is not limited to, floor area ratio exemptions and bonuses, and height bonuses on a case by case basis, for development projects that include affordable housing, affordable non-profit office space, arts and cultural uses within the district, community facilities and/or historic preservation above and beyond the minimum requirements of applicable laws.

This section, Section E #2, as amended and revised was approved unanimously.

Section E – Housing and Neighborhood: #4. There were slight changes to #4. The last sentence will now read: The Mid Market Special Use District (SUD) allows single room occupancy housing and new residential hotels within all zones.

This section, Section E #4, as amended and revised was approved unanimously.

This completed the approval of Section E Housing and Neighborhood as a whole.

Section F Parking and Transit: The full PAC did not discuss this section since the Projects Committee was not ready with recommendations.

Establishment of Non-Profit Office Committee (Action Item)

Lisa King reminded the group that a non-profit office committee had been established. She asked the group how they wanted to proceed with the chain of information. It was decided that the non-profit office committee would report its findings to the Projects Committee that would recommend and report to the full PAC. The PAC approved of this procedure.

VI. Public Comment - Antonio White of Digital Deli is developing the Mid-Market PAC web site. He was present and previewed the site to the group. He asked for comments and suggestions from the group. He also distributed a site address so members could view it and send comments to him before the site is activated. It is anticipated that the site will be "live" by Monday, April 22nd.

PAC member Carolyn Diamond told the group that a draft of the RFP for the Old Mint on 5th Street had been completed.

The meeting was adjourned.

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Mid-Market
Project Area Committee Meeting
Wednesday, May 8, 2002
Ramada Plaza Hotel
1231 Market Street
5:30 to 7:30 p.m.

AGENDA

I. **Welcome & Introductions**

II. **Approval of PAC minutes. (Action Item) Election of new PAC members (Action Item)**

III. **Mitchell Salazar – District Attorney's Office Community Courts**

IV. **Agency Staff report**

a. **North of Market Outreach Planning**
b. **Redevelopment Commission Presentation May 14th**

V. **Projects Committee Report**

a. **Projects Committee Recommendations to Amended Projects & Programs Language (action item)**
- **Parking and Transit**

b. **Planning Code Amendments (action item)**

VI. **Public Comment**

Reminder: There are openings on the Mid-Market PAC in the following categories:
* Residential Owner Occupant 3 seats
*Residential Tenant 3 seats
*Commercial Property Owner 1 seat

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Patrick Simms
Susan Stryker
Badru Valani

Minutes
Mid-Market Regular PAC Meeting
May 8, 2002

Members Present: Tracy Aubuchon, Patrick Banks, Katherine Bernitt, Mark Casagranda, Marty Cerles, Carolyn Diamond, John Elberling, Kat Foran, Brett Gladstone, Paul Hogan, Ralph Lee, Malik Looper Marie Romero, Samuel Noily, Daniel O'Leary, Lesley Pierce, Patrick Simms, Susan Stryker, Byron Yee

Members Absent: Craig Adelman, James Brook, David Hart, Roderick Kiracofe, Richard Livingston, Ken Parker, Badru Valani

Staff: Lisa King

Welcome & Introductions: Chair Byron Yee welcomed the group and called for self-introductions.

Approval of PAC Minutes: The minutes of the April meeting were approved.

Mitchell Salazar-District Attorney's Office – Community Courts: Mr. Salazar told the group that in 1998 District Attorney Hallinan launched two pilot project community court programs. Today there are five community courts. "The purpose of the San Francisco Community Court Initiative is to discourage criminal violations that impact upon our City's neighborhoods." They are based on a restorative justice model. There are three primary purposes:

- Restore victims – offenders pay restitution to victims
- Restore the community – offenders are sanctioned with fines and/or community services
- Restore the offenders – offenders are given a second chance by allowing them to avoid a criminal conviction. Some are ordered to receive addiction treatment or other services to change their behavior.

The Community Courts take cases that have been deemed appropriate by the DA's Misdemeanor Intake Division. Each case is reviewed individually for eligibility and suitability for community court. Cases are misdemeanors or citations for an infraction. Candidates for community court are sent a letter giving them the option to resolve their case before a community court. Currently homeless people are not in community court because there is no way to route them there.

On June 17, 2002 the newest community court will open at the Rose Hotel on 6th Street. This will be a six- month trial period. The Captains of both the Southern and Tenderloin Police Stations are supporting this community court.

Mr. Salazar requested that he be placed on the PAC agenda again in four months to update the PAC on this South of Market community court.

Agency Staff Report

a. North of Market Outreach Planning – Lisa King reported that she met with Tenderloin Future Collaborative, a community group North of Market Street. She requested to be on their agenda and has a 40-minute time slot allotted to the MM Redevelopment Project. Details will follow. Discussion followed. Brett Gladstone reminded the group that outreach needs to be done not only to the blocks within the boundaries but also to the bordering blocks. He also noted that the North of Market Planning documents and the MM document should coincide with our goal & objectives. Elberling suggested that a standard answer needs to be prepared for the inevitable question of why these North of Market blocks are in the MM project area.

b. Redevelopment Commission Presentation – King reported that the presentation to the Commission had been re-scheduled to May 21st.

Projects Committee Report: King distributed the latest draft of the Proposed Projects and Programs document to the group. The full PAC must approve one final section, Section F. Transportation and Parking.

Discussion began on item 1. Short-term Parking Facilities. The question raised was how many short-term parking facilities should be planned. Elberling noted that the EIR will remove the uncertainty of the number of spaces that will be needed. New development will remove spaces. We need to return to this issue once actual numbers are known. The question here is how many garages do we want. Mark Casagranda stated that we need parking to anchor all other projects. Sam Noily agreed and added that the garages be disbursed through out the district. Elberling stated that successful night and retail requires off street parking that is safe. Current parking, which is mostly monthly parking, is located on Mission Street. It is not perceived safe or convenient. Shifting this to quality short-term spaces will be the way environmentalists will approve of parking. Brett Gladstone put forth a motion to amend the first sentence of item 1 to change the word "several" to more that two. The motion passed by a vote of 12 yes, 0 no and 3 abstaining. The first sentence will now read: Development of **more than two** short-term, publicly accessible parking facilities that are dispersed throughout the Mid Market District, in coordination with the City's transportation, paring and traffic agencies.

There was no more discussion on any other items under Section F. The complete Section F Transportation and Parking was approved unanimously. This completed the approval of the full document, Proposed Project and Programs.

Planning Code Amendments. This item was continued to the next PAC meeting.

Public Comment: Chair Yee announced that Mercy Housing was hosting the First Community Planning meeting to discuss the 10th & Market project. The meeting is May 21st at 4:30 at Z Space at 1360 Mission Street. Mr. Jim Haas requested that the PAC have a presentation from the SF Bureau of Architecture regarding the plans for the Civic Center area. Mr. Mike Nulty distributed the latest edition of the tabloid Central City Extra. This edition contained articles pertaining to the Mid Market project.

The meeting adjourned at 6:50 p.m.

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Mid-Market
Project Area Committee Meeting
Wednesday, June 12, 2002
Ramada Plaza Hotel
1231 Market Street
5:30 to 7:30 p.m.

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AGENDA

I. Welcome & Introductions (5 Minutes)

II. Approval of PAC minutes. (Action Item) Election of new PAC members (Action Item) (15 minutes)

III. Discussion of Supervisor Aaron Peskin's proposed legislation and its effect on new development and SFMart. Linda Corso – SF Mart ***(Legislative Digest)*** *"Requiring payment of the Transit Impact, Housing, Child Care, Park and Inclusionary Housing Fees to the Treasurer before issuance of initial site or building permit; clarifying the definition of office to exclude showroom space in mixed showroom/office buildings."* ***(20 minutes)***

IV. AGI Presentation of Turk Street Development Proposal (20 Minutes)

V. Agency Staff Report (30 minutes)

a. General Project Update – Lisa M. King (5 minutes)
b. North of Market Outreach Planning – Lisa M. King (5 minutes)
c. Conflict of Interest Presentation – Penny Nakatsu (20 minutes)

V. Projects Committee Report (15 minutes)

a. Planning Code Amendments (Action Item)

VI. Public Comment (5 minutes)

Reminder: There are openings on the Mid-Market PAC in the following categories:

* Residential Owner Occupant 3 seats
* Residential Tenant 3 seats
* Commercial Property Owner 1 seat
* Commercial Tenant 1 seat

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Susan Stryker
Badru Valani

Minutes
Mid-Market Regular PAC Meeting
June 12, 2002

Members Present:Craig Adelman, Tracy Aubuchon, Patrick Banks, Katherine Bernitt, Mark Casagranda, Marty Cerles, Carolyn Diamond, John Elberling, Kat Foran, Brett Gladstone, David Hart, Paul Hogan, Roderick Kiracofe, Ralph Lee, Samuel Nioly, Daniel O'Leary, Ken Parker, Patrick Simms, Susan Stryker, Badru Valani, Byron Yee

Members Absent: Richard Livingston, Malik Looper, Lesley Pierce, Marie Romero

Staff: Lisa King

Welcome & Introductions: Chair Byron Yee welcomed the group and asked for self-introductions. The minutes of the May PAC meeting were approved.

There were three candidates for PAC seats. Chair Yee called on each one to introduce themselves to the group. After each candidate spoke PAC members were allowed questions. All three candidates were elected unanimously. The new PAC members are:

1. MaryEllen Churchill - Commercial Tenant
2. John Gollin - Commercial Property Owner (representing 988 Market Street)
3. Anya Malka-Halevi – Residential Owner Occupant

John Elberling requested that staff send out a new roster of all current PAC members.

Discussion of Supervisor Aaron Peskin's proposed legislation and its effect on new development and the SF Mart: Linda Corso of the SF Mart and Mark Mosher of BMW presented information on Supervisor Peskin's pending legislation regarding payment of impact fees and conversion of showrooms to offices. There are three main points to this legislation:

a. Transfer collection authority for in lieu fees from the Controller to the Treasurer.

b. Require payment of the fees prior to issuance of the initial building or site permit for the project.
c. Amend the definition of "office use" to exclude space primarily used for the display of goods, wares and merchandise in order to clarify that conversions of showroom display space to offices are subject to the development impact mitigation requirements.

At issue is the desire of the SF Mart to reconfigure its space and if this legislation passes the SF Mart will be required to pay impact fees. There is a total of 1.2 million sq.ft in the Mart, 400,000 sq. ft. is traditional office space the rest is showroom. The SF Mart is hoping to reconfigure to all office.

Questions and answers followed.

Q. What is the ground floor future? A. Retail, but it is difficult to lease.
Q. Is there parking? A. Yes, underground. There are 180 spaces, can put 300 in with valet.
Q. Is this a conversion? A. No, it is a reconfiguration.
Q. Who is opposing this legislation? A. Building Trades, Business organizations including Chamber of Commerce.
Q. What is it that you want from the PAC? A. We want you to oppose the legislation as a PAC and as individuals.

It was concluded that the PAC would ask Supervisor Peskin's office to present to the MM PAC. After that presentation the PAC would decide if it would take a position. The item was continued to the July PAC meeting as an action item.

AGI Presentation of Turk Street Development Proposal: Eric Tao of AGI Capital Group, Inc. presented to the group a project description of the 67-69 Turk Street parking garage proposal. This proposed project is to construct a 6-story mixed use building on the corner of Turk and Taylor Streets. Of the total approximate 99,155 gross square feet about 9,325 would be dedicated to retail uses on the ground floor. The garage would provide 221 parking spaces. The site currently
has 94 parking spaces on a surface lot and a basement lot.
The retail space would front Turk Street, the entrance and exit to the self-park facility would be on Taylor Street.

The group noted that parking facilities are a "hot button" issue right now due to the recent controversy of the Hastings garage proposal. Members of the PAC urged Mr. Tao to meet with various groups in the area to gain their support. Already one active group, The Tenderloin Futures Collaborative, has asked that the MM PAC ban free standing garages. Mr. Tao noted that he was well aware of the issues surrounding new parking structures. He stated that his organization could afford to build a small parking structure with ground floor retail but does not have the funding resources to include housing at the Turk site. "If not this project then it will be nothing." PAC members

suggested that Tao build a coalition of support from North of Market groups and then come back to the PAC and present the project again.

Agency Staff Report

Lisa King reported that the EIR was moving along and that City Planning was coming along with help with the planning code amendments. She also reported on the progress of the North of Market outreach efforts. Jose Campos of the Agency was presenting to a North of Market planning group tonight. King announced that Ms Joanne Sakai is now a Deputy Director at the Agency.

Next, Penny Nakatsu, legal counsel for the Agency, spoke to the group about conflict of interest. There were many questions from PAC members. There was confusion on voting on issues. Since the time scheduled for her presentation was limited it was decided to have Ms Nakatsu return to the July PAC meeting and present this issue again.

Projects Committee Report: King reported that the Projects Committee continues to work on the planning code amendments. Mr. Oz Ericksen of the Emerald Fund spoke to the group about development incentives for housing projects. Ms Debra Walker also spoke to the committee on how to make some of the original intentions of live/work projects work in Mid-Market. There was no action on this item.

Public Comment: Ms Hope Swift requested that Agency Director Marcia Rosen attend a PAC meeting so she could be introduced to the group.

The meeting then adjourned.

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committee of the San Francisco Redevelopment Agency

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Mid-Market
Project Area Committee Meeting
Wednesday, July 10, 2002
Ramada Plaza Hotel
1231 Market Street

NOTE: 4:00 p.m. to 6:00 p.m.

AGENDA

I. Welcome & Introductions

II. Approval of PAC minutes. (Action Item) Election of new PAC members (Action Item) (10 minutes)

III. Discussion of Supervisor Aaron Peskin's proposed legislation and its effect on new development and the impact on the SFMart.
(Action Item) (30 minutes)
Supervisor Aaron Peskin's office (Legislative Digest)
"Requiring payment of the Transit Impact, Housing, Child Care, Park and Inclusionary Housing Fees to the Treasurer before issuance of initial site or building permit; clarifying the definition of office to exclude showroom space in mixed showroom/office buildings."

IV. Agency Staff report (60 minutes)

a. General Project Update –Jose Campos, Planning Division Manager (10 minutes)
b. Conflict of interest Presentation – Penny Nakatsu, Deputy General Counsel (40 minutes)
c. Presentation on the Proposed Amendments to the Agency's Housing Participation Policy scheduled for a hearing before the Redevelopment Commission on July 23, 2001 – Olsen Lee, Assistant Deputy Director of Housing (10 minutes)

V. Projects Committee Report (15 minutes)

a. Planning Code Amendments (action item)

VI. Public Comment (5 minutes)

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Minutes
Mid-Market Regular PAC Meeting
July 10, 2002

Members Present: Craig Adelman, Tracy Aubuchon, Patrick Banks, Katherine Bernitt, Mark Casagranda, Marty Cerles, May Ellen Churchill, Carolyn Diamond, John Elberling, Brett Gladstone, John Gollin, David Hart, Paul Hogan, Ralph Lee, Anya Malka-Halevi, Samuel Noily, Daniel O'Leary, Ken Parker, Lesley Pierce, Patrick Simms, Badru Valani, Byron Yee

Members Absent: Kat Foran, Richard Livingston, Malik Looper, Marie Romero, Susan Stryker

Staff: Jose Campos

Welcome & Introductions: Chair Yee welcomed the group and called for self-introductions.

Approval of PAC Minutes and Election of New PAC Members: The minutes of the June PAC meeting were approved. Chair Yee introduced two new candidates for PAC seats under the category of **Residential Tenant**. The first candidate was Mr. Ralph Perez. Perez is a resident on Mission Street and has been following the Mid-Market progress for some time. Next to be introduced was Mr. Anthony Faber, a familiar face at the PAC meetings. Both candidates were elected unanimously.

Discussion of Supervisor Aaron Peskin's proposed legislation and its effect on new development and the impact on the SF Mart: Chair Yee introduced Mr. Wade Crowfoot of Supervisor Peskin's office. Mr. Crowfoot had been invited to the MM PAC meeting to discuss proposed legislation out of Peskin's office which may effect the SF Mart, which is in the mid-Market area. At the June PAC meeting members heard from representatives of the SF Mart.

Crowfoot summarized the legislation into 3 main sections:

a. Collection of development fees will be transferred from the Controller to the City Treasurer.
b. Require payment of fees prior to issuance of the initial building or site permit for the project

c. Amend the definition of "office use" to exclude space used for display of goods and clarify that conversions of showroom display space to offices are subject to the development impact mitigation requirements.

He noted that (b.) the requirement of fee payments prior to issuance of permits will be amended back to the current requirement. " It will remain status quo."

Crowfoot understood that the PAC was most concerned with section c.'s conversion of showroom space to office space. He stated that the changeover of showroom to office increases the demand on transit, childcare and so forth and mitigation fees should be required. This section addresses the impacts of new office space or updated office spaces and its impacts on public amenities.

Discussion followed with the first concern being if we can vote on supporting or not supporting this legislation. Some members noted that they had not read the legislation yet, other members reminded the PAC that this issue was brought up at the June meeting and they knew that the other side would be presented at this meeting and they should be prepared to vote.
Question: Are any other showroom spaces in the City going to convert to offices?
Answer: Crowfoot responds that this is city wide legislation but does not know of any other specific showrooms planning to convert other than the SF Mart.
Q. When will this legislation go in front of the Board of Supes?
A. The Planning Dept. has not reviewed the amendment yet so it could be perhaps another 6 weeks.

John Elberling comments that we should be cautious of supporting this legislation. It is citywide legislation and the SF Mart is not even in our boundaries. Bob McCarthy comments that the SF Mart wants to be in the boundaries. Brett Gladstone suggests that including the SF Mart in the boundaries should be discussed at the Projects Meeting and a decision on its inclusion be made at the next PAC meeting.

Q. The SF Mart is not in the Project Area but is it in the MM Special Use District?
A. Yes
Q. What is the impact if we include the SF Mart within the MM boundaries?
A. It is hard to say, this would require an additional look by the EIR but we are extending the time now by looking at 10th & Market.

McCarthy summarizes the impacts of this legislation on the SF Mart: If SF Mart has to reconfigure to office (due to the development of Las Vegas showrooms) the entitlement fee for the SF Mart could be between $15 –18 million. The cap on new offices in the City has been allocated with Lucas Films and Federal Building having first take and it may be years before the allocation is available. SF Mart may sit vacant for a long period of time.

Elberling states that this issue should go to the Projects Committee for further discussion and a recommendation. He gave a brief history of this issue saying that

Showplace Square started a bitter battle with conversions. It became a dot com war and a displacement threat for showroom people. Again he cautioned that this is a citywide ordinance and we should be careful to step into this arena. South of Market has problems with this issue.

It was asked if the SF Mart could be excluded from the legislation since the impact on Mid-Market could lead to blight and the purpose of redevelopment should be to preserve and improve. Crowfoot responds that it is an equity issue and one cannot choose one over others. McCarthy says this is not an equity issue. The Mart is being used as offices now, the City is renting office space in the Stevenson Street building. It has a dual designation of office/showroom.

Adelman calls for a vote and puts forth the following motion: We "Urge the Board of Supervisors and the Planning Commission not to include the SF Mart within this legislation as subject to the new definition of showroom." The vote is called, there were 19 ayes, 3 no, 1 abstain. The motion passes.

A letter to Supervisor Aaron Peskin will be sent stating the PAC's motion and vote count.

Agency Staff Report

1. Olsen Lee –SF Redevelopment Agency's Deputy Director of Housing presented the proposed amendments to the Agency's Housing Participation Policy which is scheduled to be heard before the Redevelopment Commission on July 23rd. Mr. Lee distributed a summary of the Agency's Housing Participation Policy. Discussion followed. Brett Gladstone states that he sees a problem with the Owner Participation Agreements (OPA). The Agency's policy requires a higher level of discretionary approvals. 20% minimum inclusionary rquirement for onsite, 25% minimum inclusionary requirement for offsite. (This is consistent with the Agency's 1990 Housing Participation Policy) Gladstone believes that the 20% to 25% requirement defeats our purpose. MM should stick to Supervisor Leno's 10% to 12% requirement. The higher % may discourage for profit developments. Lee explains that the OPA's on the chart will not apply to MM because we have developed our own. MM PAC needs to make decisions on inclusionary percents and approve them. Everything MM has in its Plan regarding housing will preclude the Agency policy.

2. Jose Campos – Update on North of Market outreach – Campos reported that thus far four extra outreach meetings have been conducted with North of Market groups.

Also, the mailing list of businesses and residents in the North of Market area has been expanded.

3. Penny Nakatsu- Deputy General Counsel for the Redevelopment Agency returned to the PAC to further discuss "conflict of interest". She distributed a document explaining the Fair Political Practices regulation 18707.4. In summary the regulation says that under the law a public official may not vote on a matter that might affect 50% or more of his/her constituency. She also noted that if PAC members were unsure of conflict of interest they should excuse themselves from discussion and vote on particular issues.

Public Comment – Roger Gordon, Candidate for District 6 Supervisor introduced himself to the group. Tamar Cooper – SF Beautiful introduced herself to the group.

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Mid-Market
Project Area Committee Meeting
Wednesday, August 14, 2002
Ramada Plaza Hotel
1231 Market Street
5:30 – 7:30 p.m.

AMMENDED AGENDA

I. **Welcome & Introductions**

II. **Approval of PAC minutes. (Action Item) Election of new PAC members (Action Item) (10 minutes)**

III. **Projects Committee Report:**

Include the SF Mart (1355 Market Street) in the Project Area (Action Item) (30 minutes)

TNDC acquisition of 949 Market Street for Housing (Action Item) (30 minutes)

New PAC configuration discussion (20 minutes)

995 Market Street Signage Report (Action Item) (20 minutes)

IV. **Agency Staff Report: (5 minutes)**

Project update

V. **Public Comment (5 minutes)**

Reminder:There are openings on the Mid-Market PAC in the following categories:

*Residential Owner Occupant	2 seats
*Residential Tenant	1 seat

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TO: MM PAC Members

FROM: Carolyn Diamond

RE: Items for consideration at the Aug. 14th PAC meeting

For Your Advanced Information:

Motions for discussion and vote at the August 14, 2002 MM PAC Meeting

Item III.

b.) TNDC acquisition of 949 Market Street for Housing:

Motion approved at the August 5, 2002 Projects Committee: " The MM PAC supports the application for funding for the land acquisition of 949 Market Street and funding for predevelopment activities for the total amount of $9,902,085 as requested by TNDC and CHC."

d.) 995 Market Street Signage:

Motion approved at the August 5, 2002 Projects Committee: "The MM PAC has endorsed the following: a.) The removal of the illegal vinyl sign on the exterior of 995 Market Street. B.) The restoration of the Shasta sign on 995 Market Street. "

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Minutes
Regular Mid-Market PAC Meeting
August 14, 2002

Members Present: Craig Adelman, Tracy Aubuchon, Patrick Banks, Katherine Bernitt, Mark Casagranda, Carolyn Diamond, Anthony Faber, Kat Foran, Brett Gladstone, John Gollin, David Hart, Roderick Kiracofe, Ralph Lee, Richard Livingston, Malik Looper, Anya Malka-Halevi, Marie Romero, Ken Parker, Lesley Pierce, Patrick Simms, Badru Valani, Byron Yee

Members Absent: Marty Cerles, MaryEllen Churchill, John Elberling, Paul Hogan, Samuel Noily, Daniel O'Leary, Ralph Perez, Susan Stryker

Staff: Lisa King

WELCOME AND INTRODUCTIONS: Chair Yee opened the meeting with greetings and self-introductions.

APPROVAL OF PAC MINUTES: There was a correction to the July minutes. Rod Kiracofe was not present at the July meeting. The minutes were approved with this correction

PROJECTS COMMITTEE REPORT:

a.) **Include the SF Mart (1355 Market Street) in the Project Area: (Action Item)** There was discussion on the inclusion of the SF Mart by representatives of the Mart. The Projects Committee recommended inclusion to the full PAC. The motion was made to include the SF Mart property in the MM Project Area Boundaries. The motion passed unanimously.

b.) **TNDC acquisition of 949 Market Street for Housing (Action Item):** Craig Adelman of TNDC addressed the group on this subject. He distributed a Project Summary sheet that gave an overview of his proposed project and background information.

It had been anticipated that private developers would develop this site. This is no longer the case and now TNDC and CHC are interested in acquiring this property for development. The site has recently secured all the necessary planning entitlements for development. Adelman noted that this project would meet three of the MM goals: Affordable Housing, Active ground floor retail, Short- term parking. He also noted that as a project it already has a head start in that it was entitled.

He explained to the group that he was asking for support from the PAC for funding from the Redevelopment Agency to purchase the property and some funding for pre-development costs. Questions and answers followed:

First, Lisa King of the Agency staff noted that the Redevelopment Agency has only ear marked $4 million for the MM project in the current budget. TNDC is asking for over $9 million. Adelman said there may be opportunities for other funding that include a proposed $250 million bond issue that will be on this year's ballot (Prop B) and they may propose mixed housing and reduce the number of affordable units.
Carolyn Diamond- What is the current thought at the Agency regarding a fiscal merger with the Golden Gate Redevelopment Project? This merger would add funding into the MM project and MM PAC should not ignore this possibility. Brett Gladstone asked King to comment on the fiscal merger. King noted she would go back to Agency to bring up the merger once again.
Tracy Aubuchon - Is there historic significance to the façade of the building on the property and do the plans include preserving the façade?
Adelman - There are not plans to retain the façade since they need the space to do what is necessary. The façade has not been designated as historic.
Gladstone- Are you keeping the original design work which was commissioned by former developer?
Adelman- Currently working with them but can't promise that the MBH architectural designs would be kept.
Richard Livingston – Although it meets some of MM project goals it does not meet the cultural goals.
Adelman – There are discussions and considerations for a small theater but that is all the space that could be given to cultural use.
Guest comment – Some of TNDC's projects have people loitering in front of them. Is this going to meet the PAC goals of making MM safer and more active?
Adelman – Not all of our projects are the same. We do try to support our tenant s with on-site services. 50% to 60% will be units for medium income or "working poor" who need less services and management. Also, they hope to discourage loitering with ground floor retail space. Since this is new construction it will allow for the design of common space or a lounge which other TNDC buildings do not have because they are old buildings.
Aubuchon – Any family housing?
Adelman – 1 & 2 bedrooms, we have to see about families.
Bob McCarthy- This is the toughest street in the MM project. This is already entitled, mid-block, transit corridor, some parking etc. when added together this is a significant project.

Motion made by Gladstone: "The MM PAC supports funding for land acquisition and predevelopment costs by the Redevelopment Agency for the total amount of $9,902,085 as requested by TNDC and CHC." Discussion follows.
Mark Casagranda – Will Agency grant money in part?
King –Developers would have to come back to the Agency with a new proposal and for the total amount. Agency only has $4million, it may be as high as $21million when adding on the developers costs. This will be daunting to the Agency.
Linda Corso – By approving this motion it demonstrates that the MM PAC is concerned about this area and supports this project.

Vote was called. Motion approved - all ayes, no nays, one abstained.

c.) 995 Market Street Signage Report (Action Item) Mr. Lu Blazej and Mr. Patrick McGruder gave the group some background information on the Shasta sign on the south facing brick wall of 995 Market Street. They distributed a background and Chronological information sheet.
The purpose of the presentation to the MM PAC was to obtain a letter of support to remove a vinyl sign that currently covers the historic Shasta sign and restore the Shasta sign. A similar presentation had been made to the MM Projects Committee and that committee approved the requests.
Some discussion followed. **The vote was called.** A two- part motion was made and voted on as separate motions. The motions were as follows: a.) The MM PAC endorses the removal of the illegal vinyl sign on the exterior of 995 Market Street. (Approved unanimously) b.) The MM PAC endorses the restoration of the Shasta sign on 995 Market Street. (Approved – 12 for, 3 against, 1 abstention)

d.) **New PAC configuration:** The MM Projects Committee presented the PAC with a draft of a new PAC configuration. This new configuration of categories and the number of seats will be the configuration of the Project Area Committee that will be elected once the MM Redevelopment Project is officially designated. The draft of the new PAC included these changes and additions:

- Increased the total number of seats from 33 to 37
- Removed one Residential Owner Occupant seat
- Removed one Residential Tenant seat
- Added one Commercial Tenant seat
- Added one Social Service Organization seat
- Added one Arts & Cultural Organization seat
- Added three new seats under Community Based Organizations

1. Economic Development Organization

2. Historic Preservation Organization
3. Tenant Representative Organization

- Added a Technical Advisory Committee consisting of 12 public depts.

Discussion of this draft followed. Patrick Banks asked how difficult it would be to change this configuration in the future. King responded that any change would have to be approved by the Redevelopment Commission and the Board of Supervisors. However, since this is a 30- year plan it was likely that there would be changes. Anya Malka-Halevi commented that there should be a Landlords Association represented which would be the counter part to the Tenant Representative Organization. Further there were more comments and it was decided that the configuration would be returned to the Projects Committee for further changes.

AGENCY STAFF REPORT: King reported

- The EIR is not falling back too far with the addition of the SF Mart
- Staff is working on a schedule for planning code with the City Attorney and the Planning Dept.
- She and PAC member Patrick Banks joined together to present a workshop to SF Beautiful. SF Beautiful is interested in the design guidelines for the project area.

PUBLIC COMMENT:

The next PAC meeting will be move to Sept. 18, 2002 , the third Wednesday of Sept. due to the fact that the usual meeting date of the second Wednesday of the month falls on Sept. 11th. PAC members chose not to meet on this date.

The meeting adjourned at 7:25 p.m.

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NOTE:

The date and location have changed for this meeting!

Mid-Market
Project Area Committee Meeting
Wednesday, September 18, 2002
SF MART
1355 Market Street 3rd floor
5:30 – 7:30 p.m.

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I. Welcome & Introductions

II. Approval of PAC minutes. (Action Item) Election of new PAC members (Action Item) (10 minutes)

III. Discussion of Asian Art Tour (10 minutes)

IV. Projects Committee Report

1. Changes to the Articles of Formation for the MM PAC (PAC re-configuration) (40 minutes)

V. Staff Report

1. Project Schedule (45 minutes)

VI. Public Comment (15 minutes)

Reminder:There are openings on the Mid-Market PAC in the following categories:

*Residential Owner Occupant	2 seats
*Residential Tenant	1 seat

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Minutes
Regular Mid-Market PAC Meeting
September 18, 2002

Members Present: Craig Adelman, Patrick Banks, Katherine Bernitt, Marty Cerles, MaryEllen Churchill,Carolyn Diamond, Kat Foran, Brett Gladstone, David Hart, Roderick Kiracofe, Ralph Lee, Marie Romero, Samuel Niol;y, Ralph Perez, Patrick Simms, Badru Valani, Byron Yee

Members Absent: Tracy Aubuchon, Mark Casagranda, John Elberling, Anthony Faber, John Gollin, Paul Hogan, Richard Livingston, Malik Looper, Anya Malka-Halevi, Daniel O'Leary, Ken Parker, Lesley Pierce, Susan Stryker

Staff: Lisa King

Welcome & Introductions: Chair Yee opened the meetings with greetings and self-introductions.

Approval of PAC Minutes: The minutes of the August meeting were approved.

Discussion of the Asian Art Museum Tour: Many PAC members had taken the tour of the Asian Art Museum which is still under construction. The museum is scheduled to open in January of 2004. PAC members thanked Chair Yee for setting up the tour and allowing them to have a preview of the museum.

Projects Committee Report:

Changes to the Articles of Formation of the MM PAC: In August the Projects Committee submitted to the full PAC a draft of a new configuration of the PAC. The PAC discussed the draft and suggested changes to the configuration.
Lisa King distributed the 2nd draft for the PAC's review. There was some discussion but the PAC wanted time for further review. It was decided that this configuration would be voted on at the October 9th meeting.

Draft Cover letter for "The Future of Mid-Market" document: Byron Yee distributed a draft letter, written by PAC staff, that introduces this document. The document is a summary of the plan for Mid-Market and will be a part of the MM Redevelopment Plan. The group reviewed the letter and had no changes or additions. It will be listed as an action item on the October PAC meeting.

Staff Report:

Project Schedule: Lisa King began by distributing a schedule of meetings and agendas for the Projects Committee and the PAC from Sept. to the end of this year. PAC member Brett Gladstone brought up the question of the status of a fiscal merger. King responded that it had been discussed at the Agency yet no decisions had been reached. Gladstone requested that Agency staff, perhaps the Deputy Director speak to the PAC on this subject.

King noted the publication of the Draft EIR is expected on Sept. 28th. This document is very lengthy and King asked for volunteers to be "readers" meaning people who will carefully examine the document. Craig Adelman, Byron Yee and Ralph Lee volunteered. The locations where a copy of the Draft EIR can be obtained will be posted on the MMPAC website.

Discussion followed on the Project Schedule. Carolyn Diamond commented that the schedule seemed optimistic however, Brett Gladstone commented that he felt the aggressive schedule was a good thing.

Public Comment:

A guest asked about the future of the empty lot on Market Street, the former site of the Embassy Theater. The plans for this site are to build a small hotel.

A representative of the Tenant Leadership Summit in the Tenderloin distributed flyers on the "TL Summit". This summit will be held on October 26, 2002 at 201 Turk Street. It will feature various organization and community groups holding a series of panel discussions on topics concerning issues affecting the Tenderloin.

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Mid-Market
Project Area Committee Meeting
Wednesday, October 9, 2002
Ramada Plaza Hotel
1231 Market Street
5:30 – 7:30 p.m.

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I. Welcome & Introductions

II. Approval of PAC minutes. (Action Item) Election of new PAC members (Action Item) (10 minutes)

III. Projects Committee Report

1. **Articles of Formation for the MM PAC (PAC re-configuration) (Action Item) (10 minutes)**
2. **Approval of the Cover Letter for the "Future of Mid-Market" document (Action Item) (10 minutes)**

Approval of Accessory Use Housing for MM SUD (Action Item) (30 minutes)

IV. Staff Report (55 minutes)

1. **Draft Redevelopment Plan**
2. **Pro Forma Analyses**
3. **OP and Business Re-entry Rules**

V. Public Comment (5 minutes)

Reminder:There are openings on the Mid-Market PAC in the following categories:

*Residential Owner Occupant	2 seats
*Residential Tenant	1 seat

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Paul Hogan
Roderick Kiracofe
Ralph Lee
Richard Livingston
Malik Looper
Anya Malka-Halevi
Marie Romero
Samuel Noily
Daniel O'Leary
Ken Parker
Ralph Perez
Lesley Pierce
Patrick Simms
Susan Stryker
Badru Valani

Minutes
Regular Mid-Market PAC Meeting
October 9, 2002

Members Present: Craig Adelman, Patrick Banks, Katherine Bernitt, Mark Casagranda, Marty Cerles, Carolyn Diamond, John Elberling, Anthony Faber, Kat Foran, David Hart, Roderick Kiracofe, Ralph Lee, Richard Livingston, Anya Malka-Halevi, Samuel Noily, Ken Parker, Ralph Perez, Lesley Pierce, Byron Yee

Members Absent: Tracy Aubuchon, MaryEllen Churchill, Brett Gladstone, John Gollin, Paul Hogan, Malik Looper, Marie Romero, Daniel O'Leary, Patrick Simms, Susan Stryker, Badru Valani

Staff: Lisa King

Welcome & Introductions: Chair Yee welcomed the group and called for self-introductions.

Approval of PAC minutes: There was an amendment to the Sept. PAC minutes. PAC member Ralph Lee noted that in the Staff Report his name was listed as a "reader" of the Draft EIR document. This needed to be changed from Ralph Lee to Ralph Perez. With this correction noted the minutes were approved.

Projects Committee Report:

1. Articles of Formation for the MM PAC (action item): The Articles of Formation for the MM PAC had been discussed and changes had been suggested at the Sept. PAC meeting. The document was returned to the Projects Committee for change and discussion of new suggested seats. The Projects Committee presented the PAC with the new configuration.

Discussion of this document followed. PAC member John Elberling asked what happened to seats for Neighborhood Organizations. After much discussion this motion was made.

"Keep the number of PAC seats to 37. Delete the Economic Development Org. seat; reduce the Civic Organizations seats from 2 to one, add two new seats which will be designated as North of Market Neighborhood Organization and South of Market Neighborhood Organization."

Chair Yee called for a vote on this motion. There were 15 ayes, 1 nay, 2 abstained. The motion passed. Elberling suggested that the next step for the Projects Committee would be to discuss the term limits for these seats.

Next PAC member Anya Malka-Halevi commented that at the last discussion of the PAC configuration she had suggested that a Landlords Association have a seat. The Projects Committee discussed this seat and did not recommend that this seat be added. However, Halevi wanted the full PAC to decide and made the following motion:

"Give a seat to an Apartment Owners Organization."

Discussion followed and then Chair Yee called for a vote on this motion. There were 7 ayes, 11 nays, the motion failed. Further discussion followed which indicated the failure of the motion seemingly was not due to having a seat for Apartment Owners but rather that the addition of this seat would increase the PAC seats to 38. It had just been approved that the number of seats on the PAC would remain at 37.

It was noted that the Residential Tenant seats had been reduced by one seat and a Tenant Representation Organization was added. This same method could be applied to Residential Owner Occupants.

Therefore, PAC member Elberling made another motion using this logic. This motion was made:

"Reduce the number of Residential Owner Occupant seats from 3 to 2 and add an Apartment Owners Organization seat."

Discussion followed and then Chair Yee called for a vote on this motion. There were 12 ayes, 5 nays, 2 abstained. The motion passed.

Now the Articles of Formation for the MM PAC document had to be voted on with these changes. This motion was made:

"Approve the Articles of Formation of the MM PAC with new changes."

Chair Yee called for a vote on this motion. There were 15 ayes, 0 nays, 2 abstained. The motion passed.

2. Approval of the Cover Letter for the "Future of Mid-Market" document (Action Item): A draft cover letter prepared by PAC staff was given to the PAC at the September meeting for their review. The full PAC was now asked to approve the letter. Once again the letter was reviewed. There were a few minor changes. This motion was made:

"The PAC approves the cover letter for the "Future of Mid-Market" document."

Chair Yee called for a vote. There were 16 ayes, 0 nays, 0 abstained. The motion passed.

3. Approval of Accessory Use Housing for MM SUD (Action Item): PAC member Brett Gladstone drafted an amendment to the accessory use section of the Planning Code This amendment would apply to the MM Special Use District.
This new subsection was presented to the Projects Committee. It was the recommendation of the Projects Committee that this new amendment be submitted to the City Attorney and the Planning Dept. for review.

A copy of this amendment was presented to the full PAC with the recommendation of the Projects Committee. The PAC was asked to approve the submission of the document to the City Attorney and Planning Dept.

Lisa King opened this discussion. PAC members had questions about this amendment and its long- term effects. There were some questions that needed legal interpretations. Therefore, a suggestion was made to attach questions to the amendment. This motion was made:

"The PAC recommends the document titled, *Section 204.4 of the Planning Code is hereby amended to add a new subsection (d) and (e)*, as prepared by Brett Gladstone, and the attached questions, be sent to the City Attorney and the Planning Dept. for review and comment."

No discussion followed and Chair Yee called for a vote. There were 16 ayes, 0 nays, 0 abstained. The motion passed.

Some questions that will be included with the document are:

- Will these accessory units be rent controlled?
- Can you convert back?
- What about eviction?
- Do we need a fiscal analysis?

Staff Report

Lisa King distributed an informational sheet titled, *What is a Redevelopment Plan?* to the group. She called attention to several pages of the document including the boundaries of the MM Plan and their permitted uses, the duties powers and authorities of the Redevelopment Agency and authority and limitation for financing the activities necessary to implement the plan.

She briefly described these sections and noted to the group that these subjects would be discussed in detail in the up coming Projects Committee meetings. This document was for the PAC' s review.

She also reminded the group that October 29, 2002 had been scheduled for the Draft EIR hearing at the SF Redevelopment Commission. On the October 23rd PAC meeting (a special meeting) the "readers" of the Draft EIR will comment and discuss the EIR.

Next, she announced that the Alonzo King Lines Ballet has offered free tickets to PAC members. If members are interested they could contact Lisa or contact the Lines Ballet by e-mail at Pam@linesballet.org.

Public Comment: PAC guest Hope Swift asked when will the money be available to start the projects that have been discussed in former PAC meetings. Lisa King responded that the Agency was continuing to look into fiscal merger options with existing Redevelopment Project Areas.

The meeting adjourned at 7:40 p.m.

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Fax 415-362-6128
www.midmarketpac.org

A committee of the San Francisco Redevelopment Agency

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Vice-Chair
Carolyn Diamond

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Raph Perez
Kelley Pierce
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Baru Valani

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Mid-Market
Project Area Committee Meeting
Special Meeting
Wednesday, October 23, 2002
Ramada Plaza Hotel
1231 Market Street
5:30 – 7:30 p.m.

I. Welcome & Introductions

II. Approval of PAC minutes. (Action Item) Election of new PAC members (Action Item) (10 minutes)

III. Projects Committee Report

1. **Report from Non-Profit Office Space Committee (20 minutes)**
2. **Discussion and comments on the Draft Mid-Market EIR (30 minutes)**

IV. Staff Report (55 minutes)

1. **Draft Redevelopment Plan**
2. **Owner Participation and Business Re-entry Rules**
3. **Pro Forma Analyses**
4. **Draft Future of Mid-Market Document**

V. Public Comment (5 minutes)

Reminder:There are openings on the Mid-Market PAC in the following categories:

*Residential Owner Occupant	2 seats
*Residential Tenant	1 seat

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Malik Looper
Anya Malka-Halevi
Marie Romero
Samuel Noily
Daniel O'Leary
Ken Parker
Ralph Perez
Lesley Pierce
Patrick Simms
Susan Stryker
Badru Valani

Minutes
Mid-Market Special PAC Meeting
October 30, 2002

Members Present: Tracy Aubuchon, Katherine Bernitt, Marty Cerles, Mary Ellen Churchill, Carolyn Diamond, John Gollin, David Hart, Richard Livingston, Anya Malka-Halevi, Marie Romero, Samuel Noily, Daniel O'Leary, Ken Parker, Lesley Pierce, Badru Valani, Byron Yee

Members Absent: Craig Adelman, Patrick Banks, Mark Casagranda, John Elberling, Anthony Faber, Kat Foran, Brett Gladstone, Ralph Lee, Malik Looper, Ralph Perez, Patrick Simms, Susan Stryker

Staff: Lisa King, Mike Grisso

Welcome & Introductions: Chair Yee welcomed the group and called for self-introductions.

Approval of Minutes: There was not a quorum present therefore the approval of the October 9th meeting was continued.

Projects Committee Report:

Report from Non-Profit Office Space Committee: Mike Grisso distributed a Preliminary Feasibility Analysis and Lease vs. Purchase analysis of Mid-Market Non-Profit Office Space. In brief he explained that a 25,000-square-foot Class B office building dedicated to non-profit tenants at below market rate rents would create a $1.4 million financial gap as opposed to leasing the same space at market rate rents. This typical Class B building is worth approximately 30 percent less if it is dedicated to non-profit tenants than if it is open to market-rate tenants.

There was some discussion and members commented that there is a need to come up with creative methods to decrease this financial gap. There needs to be diversity in the non-profits, meaning large and small non-profit tenants. Now is the time to find ways to address the gap. Creating bonuses, incentives or using credits or FAR's that could be used by owners

in the future may be possible ways of addressing this issue. Dan O'Leary asked for more PAC members to participate in the non-profit meetings.

Discussion and comments on the Draft Mid-Market Report: Lisa King reported on the SFRA Commissioners hearing on the MM Draft EIR. There were only three speakers on this issue and all were supportive. She congratulated the PAC for their continuing hard work. She reminded PAC members to send comments on the Draft EIR to the PAC "readers", Byron Yee, Ralph Perez and Craig Adelman. She also reminded the PAC to inform their constituents that the document is now available. The comment period will be extended beyond the original November 12th deadline.
The Planning Dept. has to review the Draft EIR however the Planning Commission will not be formally seated until Nov. 14th.

Staff Report:

Draft Redevelopment Plan: King distributed a DRAFT of the MM Redevelopment Plan. She stressed that this was a Draft and that it was not nearly completed. The PAC's major obligation is to recommend the final Plan.
A Redevelopment Plan is an ordinance and is legally binding.

King then reviewed the Table of Contents. She referred to Chapter 1.0, which describes what is in the Plan, what a plan is, how it works and all the action that the City does.
The Goals and Objectives are in Chapter 4. These have the longest-term impact on the plan.
King noted that in Chapter 6 the Projects and Programs are listed. These are not usually included in a Redevelopment Plan because if they are not completed it requires an amendment to the Plan. Our Projects and Programs are termed "Representative".
Chapter 8 refers to methods of financing the Plan. It was noted by PAC members that "fiscal merger" is not included in this chapter. This led to discussion regarding the status of fiscal mergers. King responded that the Agency is "still figuring this out." It was suggested that a letter be written to the Agency regarding having a dialogue about fiscal mergers. This will be on the November PAC agenda.

Owner Participation and Business Re-entry Rules: Chapter 7 of the Draft Redevelopment Plan refers to this subject. It will be discussed in further detail at a later time.

Draft Future of Mid-Market Document: This is a summary of the Plan in a "friendly" version. PAC members will receive this document and the "readers" will be Carolyn Diamond, Anthony Faber, and Byron Yee. PAC members were asked to submit their comments to the readers. King thought the document would be available before the Nov. 13th PAC meeting.

Samuel Noily asked if the PAC would be able to review all supporting document before Plan approval. He was especially interested in the SUD (Special Use District) documents. He commented that this document is complicated and should be a stand-alone item on the agenda.

Public Comment: Bob McCarthy invited the group to a luncheon at Allegra Restaurant on Nov. 5th, Election Day.

The meeting was then adjourned.

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Ava Malka-Halevi
Marie Romero
Samuel Noily
Daniel O'Leary
Ken Parker
Ralph Perez
Wiley Pierce
Patrick Simms
Stan Stryker
Shiva Valani

Mid-Market
Project Area Committee Meeting
Wednesday, November 13, 2002
Ramada Plaza Hotel
1231 Market Street
5:30 – 7:30 p.m.

11-13-02

I. **Welcome & Introductions**

II. **Approval of PAC minutes. (Action Item) Election of new PAC members (Action Item) (15 minutes)**

III. **Projects Committee Report**

1. **Letter requesting presentation from Agency Executive Director regarding fiscal merger, SUD, & related matters. (Action Item) (30 minutes)**

2. **Letter requesting the extension of the personal services contract for the Market Street Association (Action Item) (15 minutes)**

3. **Letter of Support for funding for ARC – Requested by PAC member Anthony Faber (Action Item) (15 minutes)**

IV. **Staff Report (35 minutes)**

1. **Draft Redevelopment Plan**

2. **Text Draft of Future of Mid-Market Document**

V. **Comments from PAC members (5 minutes)**

VI. **Public Comment (5 minutes)**

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larie Romero
amuel Noily
aniel O'Leary
en Parker
alph Perez
esley Pierce
atrick Simms
adru Valani

Minutes
Mid-Market PAC Regular Meeting
November 13, 2002

Members Present: Craig Adelman, Tracy Aubuchon, Katherine Bernitt, Marty Cerles, MaryEllen Churchill, Carolyn Diamond, John Elberling, Anthony Faber, Kat Foran, Brett Gladstone, John Gollin, David Hart, Ralph Lee, Richard Livingston, Malik Looper, Anya-Malka Halevi, Marie Romero, Sam Noily, Daniel O'Leary, Ken Parker, Lesley Pierce, Patrick Simms, Badru Valani, Byron Yee

Members Absent: Patrick Banks, Mark Casagranda, Rod Kiracofe, Ralph Perez

Staff: Lisa King, Mike Grisso, Peggy Wu

Welcome & Introductions: Chair Yee welcomed the group and called for self-introductions.

Approval of Minutes: The minutes of the October 9, 2002 meeting were approved. (Note: They were not approved at the Oct. 30th meeting because there was not a quorum present)

The Chair asked for approval of the October 30, 2002 minutes. Lisa King noted that there needed to be corrections made to these minutes. The following corrections were made:

- Add Peggy Wu as present at the meeting under the category of Staff.

- Under Staff Report –Draft Redevelopment Plan:

Change:

Line 9: These are not usually included in a Redevelopment Plan because changes in the Projects & Programs require an amendment to the Plan.

Line 13: Note that the PAC suggested that a letter be written to the Agency regarding having a dialogue about fiscal mergers.

- Change the bold sub-heading Draft Future of Mid-Market Document to

Draft Future of Mid-Market Outline

The minutes of the October 30, 2002 were then approved with these corrections.

Election of new PAC members: Before beginning the election process Chair Yee announced that two PAC members had resigned. Susan Stryker and Paul Hogan, both held seats as Commercial Tenants.

Next, Chair Yee announced that two PAC members had more absences than the by-laws allowed. These members, Malik Looper, and Patrick Simms, have each asked to be re-elected to their PAC seats. Historically PAC members have been given this option. Malik Looper, holding a CBO seat and Patrick Simms, holding a Residential Tenant seat each expressed to the PAC their desire to remain in their seats. Both were re-elected.

Next Chair Yee introduced a new candidate for a seat as a Residential Tenant, Mr. Kimo Crossman. Mr. Crossman told the PAC he was a recent resident in the Mid-Market Project area. He lives on Market Street and sees the area from the perspective of someone who calls this area home. He wanted to become part of a group looking for solutions to the problems of the area. PAC members asked Mr. Crossman some questions and then a vote was called. Mr. Crossman was elected unanimously to the seat.

Projects Committee Report:

Letter requesting a presentation from Agency Executive Director: (Action Item) Chair Yee presented to the PAC a draft letter to the Agency Director Marcia Rosen. PAC members commented on the content and style of the letter. The discussion concluded with the agreement that the suggested changes would be made and Chair Yee would e-mail the revised letter to all PAC members. PAC member John Elberling made a motion. Motion: "The Chair be authorized to send this letter with additional comments and changes." Motion was approved. Chair Yee stated that the letter would be sent by next Thursday to Executive Director Rosen with all changes.

Letter requesting the extension of the personal service contract for Market Street Association (MSA): (Action Item) Chair Yee presented to the PAC a draft letter to the Redevelopment Commissioners that stated the PAC's support of the extension of the personal service contract for MSA. MSA serves as the Mid-Market PAC's staff. There was one slight wording change to the letter. A motion to approve the letter was made by PAC member Ken Parker. The motion passed with all ayes, no nays and PAC member Diamond abstaining.

Letter of a support for funding for ARC –Requested by PAC member Anthony Faber (Action Item) This item was tabled by PAC member Faber

Staff Report

Draft Redevelopment Plan: Lisa King requested the PAC to submit comments on the Draft EIR to the PAC readers. She also informed the group that the notice of an extended public comment period for the Draft EIR for MM had been sent. The next subject was the Non-Profit Office sub-committee meeting. PAC member Craig Adelman stated that he would coordinate the time and place of the next meeting which would be next week. He encouraged more PAC members to attend.

Text Draft of Future of Mid-Market Document: Agency staff member Mike Grisso discussed this document. He stressed that it was only in Draft form. This document is not a technical document it is a simpler version of the MM Redevelopment Plan. "This is a more accessible version of the Redevelopment Plan." He asked that PAC members review and send comments to the PAC readers Carolyn Diamond, Anthony Faber and Byron Yee. It would be discussed at the next Projects Meeting. Samuel Noily commented that property owners would be the ones who will be looking at this document and the Special Use District section. Brett Gladstone agreed and suggested that it should inform developers that there would be incentives. The purpose of the Planning Code Amendments is to facilitate development. It should state what is better in Mid-Market than in the rest of the City. The futures document should be a "marketing tool".

Public Comment: There was no public comment.

The meeting adjourned at 6:45

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Mid-Market
Project Area Committee Meeting
Wednesday,
December 11, 2002
Ramada Plaza Hotel
1231 Market Street
5:30 – 7:30 p.m.

REVISED

I. **Welcome & Introductions**

II. **Approval of PAC minutes. (Action Item) Election of new PAC members (Action Item) (15 minutes)**

III. **Projects Committee Report**

Review and Respond to Executive Director Rosen's comments (action item)

Comments on draft EIR Document (due Dec. 17th)

Future of Mid-Market document

Draft Redevelopment Plan

Draft Implementation Plan

IV. **Staff Report**

General Project Update

V. **Public Comment**

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Reminder: There are openings on the Mid-Market PAC in the following categories:

*Residential Owner Occupant	2 seats
*Commercial Tenant	2 seats

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Notice of Public Hearing

Public Hearing on Draft Environmental Impact Report

The following Draft Environmental Impact Report (DEIR) has its public hearing before the Planning Commission at its Regular Meeting of December 12, 2002 and will start at 12:30 p.m. in Rm. 400 of City Hall. The last date for receipt of written comment is Dec. 17, 2002. If you have any questions please contact Carol Roos of the Planning Department at 558-5990 or Lisa M. King of the San Francisco Redevelopment Agency at 749-2504. Written public comments should be directed to Lisa M. King, Senior Planner, at the San Francisco Redevelopment Agency address noted below.

Case No.: 2002.0805E
Title: Mid-Market Redevelopment Plan
Hearing Date: Thursday Dec. 12th
Close for Written Public Comment: Tuesday Dec. 17th at 5:00 pm.

The DEIR contains information about the potential environmental effects of the proposed project, including potentially significant impacts related to historic architectural resources and transportation. Preparation of a DEIR does not indicate a decision by the San Francisco Redevelopment Agency or the City to approve or disapprove the proposed project.

Project Description: The San Francisco Redevelopment Agency (SFRA) proposes a Mid-Market Redevelopment Plan (Mid-Market Plan) and a Mid-Market Special Use District (SUD) zoning overlay. The proposed Mid-Market Redevelopment Project Area (Project Area) is generally from Fifth Street to Tenth Street along the Market and Mission Streets corridor, in San Francisco. The Project Area includes 14 Assessor's Blocks in part or in their entirety: 341, 342, 350, 355 (North of Market), 3507, 3508, 3509, 3701, 3702, 3703, 3704, 3725, 3727, and 3728 (South of Market). The SUD also includes Assessor's Block 351(North of Market).

The Mid-Market Plan is a 30-year program that would authorize the SFRA to participate in certain projects and programs to help alleviate blighting conditions in the Project Area. It is proposed as an incremental, urban infill and rehabilitation program for private properties and public facilities within the Project Area. The proposed Mid-Market Plan is designed to encourage and assist in the development of a more land-use intensive mixed-use district than currently exists with emphasis on increasing residential development; expanding existing arts, cultural and entertainment activities; aiding existing businesses and attracting new commercial development; and rehabilitating existing commercial and residential space in historic buildings. In addition, the Mid-Market Plan calls for the development and rehabilitation of affordable housing units and affordable community-service office space. To support the Project Area's projected growth in population, and to serve the City and the region, the Mid-Market Plan proposes additional facilities to house civic, social and cultural services and activities, and public capital improvements with an emphasis on upgrading public streetscapes and transit facilities. The Mid-Market Plan also proposes creation of a shared community parking system and modification of minimum on-site parking requirements. A limited number of shared, short-term public parking facilities are proposed within the Project Area.

Lead Agencies:

San Francisco Redevelopment Agency
770 Golden Gate Avenue, 3rd Floor
San Francisco, CA 94102

Planning Department
1660 Mission Street, Suite 500
San Francisco, CA 94103

Draft EIR Availability: Copies of the DEIR are available at the San Francisco Redevelopment Agency, Third Floor Reception, 770 Golden Gate Avenue, San Francisco. Referenced material is also available for review upon request at the San Francisco Redevelopment Agency.

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Minutes
Regular Mid-Market PAC Meeting
December 11, 2002

Members Present: Craig Adelman, Tracy Aubuchon, Patrick Banks, Katherine Bernitt, Mark Casagranda, MaryEllen Churchill, Carolyn Diamond,Anthony Faber, Kat Foran, John Gollin, David Hart, Roderick Kiracofe, Ralph Lee, Richard Livingston, Malik Looper, Marie Romero, Samuel Noily, Ralph Perez, Lesley Pierce, Patrick Simms, Badru Valani, Byron Yee

Members Absent: Kimo Crossman, John Elberling,Brett Gladstone, Anya Malka Halevi, Daniel O'Leary, Ken Parker

Staff: Lisa King, Mike Grisso, Peggy Wu

Welcome and Introductions: Chair Yee welcomed the group and called for self-introductions.

Election of new PAC Member: Chair Yee announced that Linda Corso was a candidate for a PAC seat in the category of Commercial Tenant (SF Mart). Ms Corso gave a brief statement and PAC members presented questions. The motion was made to elect Ms Corso to the PAC seat. The motion passed unanimously.

Projects Committee Report:

Review & Respond to Executive Director Rosen's Comments: SFRA Executive Director Marcia Rosen's written response to the PAC's November 25th letter was distributed to the group. First Rosen agreed to speak to the MM PAC at the January 2003 meeting. She addressed these three points in her letter:

- The delay of the MM Special Use District - She assures the PAC they will have ample time to review and comment on the draft language. Also, she has been working with the Planning Department's Director to assign Planning Dept. and City Attorney staff to the task of drafting the legislation.

- Consideration of fiscal merger – Agency staff will begin analyzing early next year whether any fiscal mergers among project areas citywide should be considered.
- Request for the Agency's long term financial commitment - Agency staff is updating the MM tax increment projects for the purpose of forecasting the amount of funds that will be available to the project. Tax increment funds, at the discretion of the Board of Supervisors on annual basis, will be the primary funding source for redevelopment activities, the PAC, and all related efforts. The legally required five-year Implementation Plan, which is prepared upon adoption and every five years thereafter, is one of the first steps in formulating the Agency's long-term financial objectives.

Discussion followed the review of Executive Director Rosen's letter. PAC members commented that this communication between the PAC and the Agency Director would "open up the process" and "speed up the SUD language." Craig Adelman commented that he was concerned that there was no work from Planning and this was needed to get the Plan approved. Samuel Noily noted that Marcia Rosen needs to understand that some PAC members won't vote for the Plan unless the SUD language is done. Lisa King responded that she feels Rosen does understand.

King said that a major issue with the Planning Dept. in regards to the SUD is the parking issue. The drafting of legislation is being stalled. A parking cap has been suggested. We may need specific sites for parking so the fear that there will be more parking than needed will be quelled. We need Planning to understand that the PAC is interested in shared short-term parking.

Anthony Faber asked what is the problem with voting on the Plan without the SUD legislation being finalized. Noily responded that property owners will not give a blank check without knowing how the value of the property will be changed. The zoning will change value and use. There is nothing in writing, nothing from Planning. We are far away from any plan because of the lack of feedback from Planning. Linda Corso suggested that Gerald Green, Director of the Planning Dept. come to the next PAC meeting so these issues can be discussed. Carolyn Diamond disagrees and suggested that Marcia Rosen be the only guest at the next meeting. It is best not to dilute all the issues that we need to talk to Rosen about. Adelman commented that it seems that the problems are coming from Planning and not Redevelopment. Chair Yee suggested that a Special PAC meeting be called with Mr. Green as a guest.

More comments are made and more questions are raised for Marcia Rosen. Malik Looper suggested that all questions be submitted to PAC staff and then the staff can forward the questions in advance to Rosen. Diamond agreed and asked the group to submit the questions to her by e-mail or fax and she will forward them to Rosen.

The discussion again returns to the issues with the Planning Dept. Noily asked if we can have a "workshop" with Planning. Adelman noted that we have already formed our questions in writing, again the problem seems to be with Planning and the City Attorney. King said she can request a response in writing and request Planning staff to come to meet with the PAC. Bob McCarthy said it appears the impasse is who will pay for Planning and the City Attorney. He requested a copy of the signed MOU with Planning. "It appears Planning is to direct and the City Attorney will write it." McCarthy requested to see the document that shows who does it, who directs it and who pays for it. He asked, "Who should be accepting this responsibility?"

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This discussion was wrapped up with two motions being made. First motion: **"To have the Projects Committee and PAC send questions to PAC staff by December 20th and give Byron the authority to send them in response to Marcia Rosen."** Motion approved.
Second motion made by Adelman, **"PAC requests from SFRA staff any & all documentation deferring responsibility for SUD legislation and zoning amendments to the Dept. of City Planning."** Motion approved.

Comments on the Draft EIR Document: King reminds the group that all comments on the EIR need to be submitted by Dec. 17th. Also, she reminded the group of the Planning Commission hearing scheduled for the next day, Dec. 12, at City Hall. She then asked the assigned "readers" of the EIR for their comments. Ralph Perez noted that the document was not as technical as he expected. He asked the group what is blight, are we considering homelessness in blight? Discussion followed this question. Tracy Aubuchon stated that she understood his concern but would hesitate to include homelessness in the definition of blight. The EIR may not be the best way to address homelessness. Looper asked, "You want the PAC to define blight? Redevelopment law defines blight." Perez responds there is a disparity between blight and omission of homelessness in the Draft EIR. Adelman said," I appreciate the issue of homelessness being omitted but I don't see what blight definition has to do with the EIR. I am not sure it is appropriate to the EIR. Review of the EIR should review our plan's impact on the environment. Homelessness is addressed in the Plan." McCarthy added that existing physical setting not social impacts is the focus of the EIR. The time is not right to address this. Guest Marlon Reynolds stated that he would hate for this discussion to turn into a definitional debate. Definitions are already available and the process should move forward. Tracy Aubuchon asked, "Does anyone feel uncomfortable with the EIR going forward as it is?" The group said they did not feel uncomfortable.
Adelman and Anthony Faber, the other "readers" comment that they found the EIR to be complete. There are a few factual errors such as the location of firehouses and these will be noted.

Future of Mid-Market Document: Agency staff Mike Grisso called for PAC comments on the Future of Mid-Market document. Anthony Faber suggested a photo of the new club, Buzz 9, at 8th Street. Samuel Noily commented that on pg. 17 under the heading of Altering Land Uses and Zoning Codes the language needed to be specific rather than general. He wanted language to reflect intensifying use of the neighborhood, not just the comment, "make the neighborhood better." Mark Casagranda also noted that on the same page eminent domain is discussed. There are no limitations noted in the use of eminent domain.

Grisso noted that the document was headed to the graphics people soon. Text changes could still be made but would have to be submitted by the January PAC meeting at the latest.
King commented that Casagranda's issue of limitations on eminent domain would be addressed at the next Monday Projects Committee meeting. All past references to eminent domain will be brought to the Projects Meeting so it could be reviewed and addressed.

Draft Redevelopment Plan/ Draft Implementation Plan: King distributed an outline of Draft MM Redevelopment Plan, Draft Mid-Market Implementation Plan. Attached was the Projects List ranking and an updated projects list. This was for the group's review. She distributed a document, Mid Year Spending Reduction Proposals from the Governor's office. She noted that with reductions from the State low/moderate housing funds would probably be impacted.

Staff Report: King reminded the group that there was a scoping meeting on the proposed State Compensation Building at 9th Street. This meeting was set for the next day, Dec. 12th at the Ramada Plaza Hotel at 5:00 p.m.

Public Comment: Carolyn Diamond told the group that she had a request from the SF Police Dept. to write a letter regarding the proposed topless bar at 34 Mason Street. Diamond composed a letter of opposition under the PAC heading and asked the group to review it and give her the OK to send it. It was determined that even though this was not listed as an action item it was legal to make a motion and vote to approve the sending of this letter. The motion was called to: "**Send this letter of opposition for a new adult entertainment venue to the SF Chief of Police.**" The motion passed with PAC member Casagranda abstaining.

Thanks went to member Richard Livingston for bringing See's Candies to the meeting.

The meeting adjourned at 7:35 p.m.

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ommittee of the San Francisco Redevelopment Agency

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Mid-Market
Project Area Committee Meeting
Wednesday,
January 8, 2003
Ramada Plaza Hotel
1231 Market Street
5:30 – 7:30 p.m.

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I.	**Welcome and Introductions**	**(5 Min)**
II.	**Approval of PAC minutes. (Action Item) Election of new PAC members (Action Item)**	**(15 Min)**
III.	**Redevelopment Agency Executive Director Marcia Rosen: Question and Answer session.**	**(60 Min)**
IV.	**Projects Committee Report: Eminent Domain and Owner Participation Agreements**	**(20 Min)**
V.	**Staff Report:**	
	General Update	**(5 Min)**
	Future of Mid-Market Document	**(10 Min)**
VI.	**Public Comment**	**(5 Min)**

Reminder:There are openings on the Mid-Market PAC in the following categories:

*Residential Owner Occupant	2 seats
*Commercial Tenant	1 seat

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MINUTES
Mid-Market PAC Meeting
January 8, 2003

Members Present: Craig Adelman, Katherine Bernitt, Mark Casagranda, Marty Cerles, MaryEllen Churchill, Carolyn Diamond, John Elberling, Anthony Faber, Brett Gladstone, David Hart, Ralph Lee, Malik Looper, Anya-Malka Halevi, Sanuel Noily, Lesley Pierce, Patrick Simms, Badru Valani, Bryon Yee

Members Absent: Tracy Aubuchon, Patrick Banks, Linda Corso, Kimo Crossman, Kat Foran, John Gollin, Richard Livingston, Marie Romero, Daniel O'Leary, Ken Parker, Ralph Perez

Staff: Lisa King, Mark Grisso, Peggy Wu

Welcome & Introductions: Chair Yee welcomed the group and asked for self-introductions.

Approval of PAC minutes: The December minutes were approved.

Election of PAC members: Chair Yee announced that Mr. Rod Kiracofe, representing 1170 Market Street as a Commercial Property Owner had resigned.

Chair Yee introduced two nominees for open seats on the PAC. First was Mr. Bill Tsatsoulis. Mr. Tsatsoulis represents the Arts Institute of California located at 1170 Market Street. He gave a brief presentation of the Institute and their interest in the Mid-Market area. Mr. Tsatsoulis answered questions from the group and a vote was called. He was elected unanimously. He will sit in the seat of **Commercial Tenant.**
Next to be introduced was Mr. Tom Hart of the Shorenstein Co. Mr. Hart has been a regular attendee at the PAC and Projects meetings. He gave a brief statement and took questions from the group. A vote was called and he was elected unanimously. He will sit in the seat of **Commercial Property Owner** representing 1066 Market Street, the Orpheum and Golden Gate Theaters.

Redevelopment Agency Executive Director Marcia Rosen:
Question and Answer Session

Project Manager Lisa King introduces Marcia Rosen, Executive Director of the SF Redevelopment Agency. King re-caps for the group the questions that were submitted.

She lists 9 subjects:

- Special Use District
- Fiscal Merger
- Long Term Financial Commitments
- Why no private developers for affordable housing?
- Why such bureaucracy?
- Why Planning is dragging its feet?
- Funding for safety and policing
- Proactive parking vs. Transit First
- Interaction with PAC's in general

Ms Rosen thanks the group for inviting her and takes comments and questions starting with the subject of the MM Special Use District (SUD).

Mark Casagrana: Where is the SUD document? The incentives for development should be in there. The delay is due to the absence of this document.

John Elberling: Gives some history. Former SFRA Director Morales instituted that the SF Planning Dept. would determine the zoning. The PAC worked hard on zoning and amendments. We had detailed discussions on zoning changes 18 months ago. The Planning Dept does not care what we did. It seems like Planning now will decide what this will be, and they want more money to do it. "How do we get this done? Who is in charge?"

Brett Gladstone: SPUR wants to get started but won't sign on until planning, zoning etc. issues are wrapped up. SPUR wants the district in effect ASAP for tax increment. No one has gotten started on planning code amendments.

Samuel Noily: We put a proposal on the table and we have not gotten any response from Planning staff to discuss the concepts to make the project attractive to owners of depressed properties. What will make developers come to the table and say they want to do this? "We need to talk concepts." Planning needs to tell us what are the tools.

Marcia Rosen: I compliment this group for their hard work, vision, optimism, policy debate and consensus reaching. I don't want frustration to override what the community based process has brought together so far.

Planning has not rejected what has been done, the challenge is to get Planning to commit resources and engage their planners. I am advocating for the resources from Planning and the City Attorney.

I am committed and want Mid-Market to be the model of the new way of Redevelopment in neighborhoods. The Plan will have to include inter-agency services including police, fire and other City services.

You have done remarkable community outreach efforts, the EIR is going well, the Goals and Objectives are finished, you have done the time consuming part of this. "Your work will not go to waste."

John Elberling: The Project Area Committees are to be used as the policy body for the area. Planning should recognize the PAC and afford us the same status as the Redevelopment Agency does, as an official policy advisory body.

Rosen: City Planning does not have PACs.

Elberling: Yes, but the Redevelopment Agency has turned over planning of the areas to Planning Dept. so they should afford all PACs the same status.

Rosen: We are trying to be part of the City family, at the same time we are a State agency. PACs have a role.

John Elberling: It is logical for the SUD and the Plan to go together for approval. Since Planning is not working on this it could hold up approval. Should we wait for Planning before approval?

Rosen: Wait to debate this issue. Appeals are being filed for property taxes. In a couple of months we will know if we can approve this year. SUD and the Plan seem to be mutually supportive, they are better together. Let's see what's happening.

Brett Gladstone: If there is agreement with the Redevelopment Agency and Planning will we see the beginning SUD legislation draft as early as March or April?

Rosen: It is optimistic that work would begin by March or April. We are working on a master services agreement. Gerald Green might sign off just on Mid-Market. I can't tell you the solution tonight. I want MM to have the integrity that we all have focused on.

Bob McCarthy: Property owners want the Plan and the SUD to go together. It creates anxiety when you don't know the result. It would be a shame if property owners did not approve the Plan. Can Redevelopment begin to draft SUD?

Rosen: We need to strive for consensus with Planning just like the PAC needs consensus.

McCarthy: It is best to have consensus but I don't see why Redevelopment can't start drafting the SUD?

Rosen: It is the desire to keep people together. Planning will have more ownership if they participate. If it is done collaboratively we will get the buy- in from the Commission etc.

McCarthy: Redevelopment Agency brings to the table the ability to override Planning.

Rosen: Our land-use authority can be used to override Planning but it needs to be fully integrated, including historical preservation. This does not happen when you have separate land control. Land use must be part of SF Planning code and General Plan. It is antithetical to a neighborhood that is such a part of the City like Mid-Market.

McCarthy: I don't agree that it cannot be integrated. You tailor the plan to the specific area and you can integrate.

Anya-Malka Halevi: Does the City's budget ills affect our timetable?

Rosen: The State budget will impact Redevelopment.

Marty Cerles: City Planning has ignored the planning process in South of Market, which has taken years.

Rosen: I still think planning can be done through City Planning.

Mark Casagranda: We need to see Special Use District specifics and outline incentives. There are projects ready to go forward but incentives need to be offered.

McCarthy: We have not refined incentives but we voted on goals and objectives. We get the feeling that nobody has even started the task.

Rosen: I am committed to resolving this.

Fiscal Merger:

John Elberling: Is the Agency going to merge some or any areas?

Rosen: No, current plans are to analyze only, and extend the life and tax increment flow. We are looking at all provisions that agencies can look at to maximize resources. We want to extend the life of areas that do not have blight. There will be arguments against merger in City Hall due to a $200 million deficit in the City.

Elberling: There is a 2004 expiration of four areas. It is now or never to borrow the money.

Rosen: We are looking at extension of the 2004 date. That would take immediate heat off and allow a fiscal analysis. We have the needs of MM in front of our minds. We want to maximize the opportunities that the State gives us.

Elberling: You are actively assessing your options?

Rosen: Yes, what we can do this year and in the future.

Elberling: You are studying it out? By summer will there be a plan or something?

Rosen: I hope sooner that this summer because it is getting into the budget cycle.

Long Term Financial Commitments:

Rosen: We don't have the power to approve multi- year operational budgets. Yet, we intend to operate under a 5 year fiscal planning. If we didn't think we had the resources to continue in MM we would not have put so many resources in so far. We are working with the City for the best use of tax increment in the community.

Why no private developers for affordable housing?

Rosen: The Agency does work with private developers. There is South Beach, Paramount, and the Emerald Fund. Most of our funding is available to private developers. Several projects are privately held housing.
Sometimes people want to solve the problem of non-profit vs. profit dollars without the restrictions.

Elberling: It is hard to get through the Regs. Private owners using Agency or City money is very complex. It is daunting unless you are a big guy like Forest City.

Marty Cerles: The Agency has not been good working with private owners to bring buildings up to code. They can't use the programs, too complicated.

Rosen: They can't or won't or need help processing? Public dollars mean public benefits and controls.

Mark Casagranda: The offer is really no offer. The tie is disproportionate to the money.

Elberling: Private owners cannot use public funds any more. It is ten times more complicated and so daunting, emotionally as well. To achieve our goals public Redevelopment money is probably not the principle route.

Rosen: Bring me the problems and we will try to be creative. My door is open.

Funding for safety and policing

Rosen: Money for Police presence and safety are not legal use of public dollars. We need a buy in from the City agencies. We again need inter-agency cooperation.

Proactive parking vs. Transit First:

We as an Agency are doing nothing on this issue at this point. All we have is your goals and objectives. It is up to the PAC. We are doing the Jessie Square parking project.

Ellberling: You are not anti-parking?

Rosen: No

Interaction with PAC's in general

Rosen: I am respectful of PACs. I respond to invitations. I do not impose myself on PACs.

Elberling: Please come back when the fiscal game plan is further along.

Rosen: Yes, I hope in four or five months.

Eminent Domain:

Rosen: My philosophy of eminent domain is that this is a last resort tool. I do not object to thoughtful use of eminent domain but it is not the main tool by any stretch.

This wraps up the question and answer session with Director Rosen. Chair Yee calls for next agenda item.

Projects Committee Report:

Lisa King reports that the Projects Committee is working on eminent domain and requests more PAC members to attend. The Projects Committee is also working on Owner Participation Agreements.

Staff Report:

General Update: Lisa King reports that there have not been many comments on the MM EIR and it should move quickly. Staff will be responding to comments in Jan. and Feb.
Staff is working on budget for MM and the Implementation Plan. They have started to project for next year.
King distributes copies of a news article on Mid-Market from the SF Business Times (Dec. 20-26 2002) and distributes a report on regional livability from ABAG.

Mike Grisso tells the group that is has a draft of the Future of MM document and will stay after the meeting to show those who are interested.

Public Comment: PAC member Anthony Faber comments on the 34 Mason Street project which is being questioned as an adult entertainment project. He is attending the hearings and invites PAC members to do the same.

The meeting is adjoumed at 7:40 p.m.

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Patrick Simms
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Mid-Market
Project Area Committee Meeting
Wednesday,
February 12, 2003
Ramada Plaza Hotel
1231 Market Street
5:30 – 7:30 p.m.

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I.	**Welcome and Introductions**	**(5 Min.)**
II.	**Approval of PAC minutes. (Action Item)**	**(5 Min.)**
III.	**Presentation: San Francisco County Transportation Authority – Maria Lomardo** **The Market Street Transit Study**	**(30 Min)**
IV.	**Projects Committee Report:** **Eminent Domain Recommendation (Action Item)** **Non-Profit Office Committee Recommendations (Action Item)** **Building Code Amendment Proposal (Action Item)**	**(40 Min.)**
V.	**Staff Report:** **Project Update** **Future of Mid-Market Document**	**(30 Min.)**
VI.	**Public Comment**	**(10 Min.)**

Reminder: There are openings on the Mid-Market PAC in the following categories:

*Residential Owner Occupant 2 seats

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MINUTES
Mid-Market PAC Meeting
February 12, 2003

Members Present: Craig Adelman, Tracy Aubuchon, Patrick Banks, Katherine Bernitt, MaryEllen Churchill, Carolyn Diamond, Anthony Faber, David Hart, Tom Hart, Ralph Lee, Richard Livingston, Samuel Noily, Daniel O'Leary, Ken Parker, Badru Valani, Byron Yee

Members Absent: Mark Casagranda, Marty Cerles, Linda Corso, Kimo Crossman, John Elberling, Kat Foran, Brett Gladstone, John Gollin, Malik Looper, Anya-Malka Halevi, Marie Romero, Ralph Perez, Lesley Pierce, Patrick Simms, Bill Tsatsoulis

Staff: Lisa King

Welcome & Introductions: Chair Yee welcomed the group and called for self-introductions.

Approval of PAC minutes: The minutes of the January PAC meeting were approved.

Presentation: SF County Transportation Authority – The Market Street Transit Study. Marie Lombardo and Adam Leigland

Chair Yee introduced Ms Lombardo and Mr. Leigland of the County Transportation Authority. Together they gave a brief power point presentation on the current Market Street Study.

The Market Street Study has 4 goals:

- To improve pedestrian safety and circulation
- To improve bicycle safety and circulation
- To improve transit reliability and travel time
- To accommodate needed motor vehicle traffic

The study approach includes examining existing conditions, analyzing sources of conflict & delay, identify issues & develop solutions, develop an implementation plan. One of the points made was that this study would implement some immediate solutions, it would not be one of those studies that, "sits on the shelf."

They distributed a package of information titled, Market Street Study – Issues/Solutions Matrix. The Solutions Matrix is described as the list of major issues (problems) by mode (i.e. transit, bikes, ped, autos) and matched them up with potential solutions. These major issues were identified at the first Market Street Study public workshop.

They discussed some of these Issues/Solutions for each of the modes of transit being studied. They distributed a one-page condensed version of potential solutions for each mode

There are more Market Street Study workshops planned. The PAC will be notified of the times and dates.

Projects Committee Report:

Eminent Domain - Lisa King told the group that the Projects Committee, which meets every Monday had been hammering out the details of Eminent Domain. The Agency is willing to modify the limitations of this tool. Currently the Projects Committee is discussing eminent domain and its use on vacant buildings and
large surface parking lots. There was no action taken on this item.

Non-Profit Office Committee Recommendation - Craig Adelman reported that the Non-Profit Office Committee has not yet made its recommendations to the Projects Committee. The proposed goal is to create and maintain approximately 130,000 sq. ft of non-profit space. Adelman stated that the group is looking at existing non-profit presence in Mid-Market and how it has changed over the past decade. The data gathering has been completed.

Also, they are looking at leasing models that would include long-term leases. Alicia Duke commented that a consortium of non-profits is seeking to purchase a 150,000 sq. ft. office building. Tom Hart inquired if the real estate community is assisting in locating non-profit groups looking for space. Adelman responded that he is aware of at least one real estate firm that is looking for non-profits interested in MM. There was no action taken on this item.

Building Code Amendment Proposal - This is a proposal that affords residential flexibility in the building codes. PAC member Gladstone was to present this item however, he was unable to attend this meeting.

Staff Report:

Project Update – Lisa King announced that the Agency had hired Mr. Pedro Arce, a former City Planner, 3 days a week until June to work on the MM SUD. She then distributed a proposed MM Plan Adoption Schedule. The report to the Board with all Plan Adoption documents is set for November 2003.

There was no public comment. The meeting adjourned at 6:40 p.m.

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Marie Romero
Samuel Noily
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Ralph Perez
Kelsey Pierce
Patrick Simms
Bill Tsatsoulis
Pedru Valani

Mid-Market
Project Area Committee Meeting
Wednesday,
March 12, 2003
Ramada Plaza Hotel
1231 Market Street
5:30 – 7:30 p.m.

I.	**Welcome and Introductions**	**(5 Min.)**
II.	**PAC Announcements**	**(5 Min.)**
III.	**Approval of PAC minutes.**	
IV.	**Approval of PAC minutes. (Action Item)**	**(5 Min.)**
V.	**Presentation: State Compensation Building Development Plans – Denise Burian**	**(30 Min)**
VI.	**Projects Committee Report:**	**(30 Min.)**
	Eminent Domain Recommendation (Action Item)	
	Building Code Amendment Proposal (Action Item)	
VII.	**Staff Report:**	**(40 Min.)**
	Project Update:	
	A. Budget Information	
	Public Comment	**(5 Min.)**

Reminder:There are openings on the Mid-Market PAC in the following categories:

*Residential Owner Occupant 2 seats

SAN FRANCISCO REDEVELOPMENT AGENCY
PROGRAM DESCRIPTION, ACHIEVEMENTS, AND GOALS
PROJECT: MID MARKET SURVEY AREA
July 1, 2003 – June 30, 2004

PROJECT DESCRIPTION

The San Francisco Redevelopment Agency (SFRA) proposes a Mid-Market Redevelopment Plan (Mid-Market Plan) and a Mid-Market Special Use District (SUD) zoning overlay. The proposed Mid-Market Redevelopment Project Area (Project Area) is generally from Fifth Street to Tenth Street along the Market and Mission Streets corridor, in San Francisco. The Project Area includes 14 Assessor's Blocks in part or in their entirety: 341, 342, 350, 355 (North of Market), 3507, 3508, 3509, 3701, 3702, 3703, 3704, 3725, 3727, and 3728 (South of Market). The SUD also includes Assessor's Block 351(North of Market).

The Mid-Market Plan is a 30-year program that would authorize the SFRA to participate in certain projects and programs to help alleviate blighting conditions in the Project Area. It is proposed as an incremental, urban infill and rehabilitation program for private properties and public facilities within the Project Area. The proposed Mid-Market Plan is designed to encourage and assist in the development of a more land-use intensive mixed-use district than currently exists with emphasis on increasing residential development; expanding existing arts, cultural and entertainment activities; aiding existing businesses and attracting new commercial development; and rehabilitating existing commercial and residential space in historic buildings. In addition, the Mid-Market Plan calls for the development and rehabilitation of affordable housing units and affordable community-service office space. To support the Project Area's projected growth in population, and to serve the City and the region, the Mid-Market Plan proposes additional facilities to house civic, social and cultural services and activities, and public capital improvements with an emphasis on upgrading public streetscapes and transit facilities. The Mid-Market Plan also proposes creation of a shared community parking system and modification of minimum on-site parking requirements. A limited number of shared, short-term public parking facilities are proposed within the Project Area.

The SFRA has identified potential development sites in the proposed Project Area, which provide a development scenario for purposes of environmental analysis. The sites include Development Opportunity Sites and Rehabilitation Opportunity Sites. This scenario, as outlined below for total new development by land use, is based on the current zoning controls in the Planning Code, the proposed SUD and on Mid-Market Plan goals for the future mix of uses. The scenario assumes that reuse of Development Opportunity Sites or Rehabilitation Opportunity Sites would entail the full Floor Area Ratio (FAR) permitted under those zoning controls (generally 6:1 in most of the Project Area); the scenario also assumes that about 35% of the Development Opportunity Sites would be developed with FAR bonuses up to 9:1, achievable under current provisions for Transfer of Development Rights from buildings of architectural merit or other bonuses proposed in the SUD, such as for housing.

Implementation of the Mid-Market Plan would include about 5,970,000 square feet of new and rehabilitated space: including about 2,890,000 square feet of housing, 1,200,000 square

feet of office space, 548,000 square feet of parking, 106,000 square feet of institutional space. 394,000 square feet of retail space, 365,000 square feet of hotel use, and 35 ,.00 square feet of theater and art space. The overall development assumed in the Mid-Market Plan would occur over a 30 year time period.

Developed in conjunction with the Mid-Market PAC, the project's ultimate goals are to:

- Promote diversity and social/economic equity;
- Foster arts, culture and entertainment;
- Enhance community identity;
- Ensure community services and safety;
- Strengthen economic vitality;
- Provide Housing and neighborhood amenities;
- Balance transportation and parking.

FISCAL YEAR 2002-2003 GOALS

1. Finalize the Mid-Market Redevelopment Plan, Mid-Market Special Use District and associated plan adoption documents
2. Finalize Mid-Market Redevelopment Plan Environmental Impact Report
3. Adopt Mid-Market Redevelopment Plan through a public process including meetings with the Mid-Market Project Area committee and hearings before the Redevelopment Commission, Planning Commission and Board of Supervisors
4. Develop and implement specific yearly affordable housing goals and strategies
5. Explore alternative and supplemental means to finance and implement proposed projects and programs of the Redevelopment Plan
6. Develop Mid-Market Urban Design Guidelines in conjunction with Mid-Market PAC, Planning Department, area design professionals and the community at large
7. Develop implementation strategy with Planning Department for permitting and design review
8. Begin development of an economic revitalization strategy potentially based on a "Main Street" style community partnership program that is tailored to meet the needs of Mid-Market
9. Begin development of a strategy for supporting an arts/culture/theater entertainment district

FISCAL YEAR 2002-2003 ACHIEVEMENTS (as of January 2003)

1. Completed Preliminary Draft Redevelopment Plan for continued refinement with Mid-Market PAC and community
2. Completed Draft Special Use District (SUD) proposal for review and feedback by Planning Department
3. Completed Mid-Market Redevelopment Plan Draft EIR and associated public hearings
4. Completed Draft Future of Mid-Market Document (Reader friendly companion document to proposed Mid-Market Redevelopment Plan)

5. Held community focus group sessions with the aid of "Main Street" economic development professionals to evaluate the Main Street economic revitalization program and its appropriateness as a possible model

FISCAL YEAR 2003-2004 GOALS

1. Develop and implement specific yearly affordable housing goals and strategies
2. Continue exploring and securing alternative and supplemental means to finance and implement proposed projects and programs of the Redevelopment Plan
3. Finalize Mid-Market Urban Design Guidelines in conjunction with Mid-Market PAC, Planning Department, area design professionals and the community at large
4. Finalize development of an economic revitalization strategy potentially based on a "Main Street" style community partnership program that is tailored to meet the needs of Mid-Market
5. Finalize development of a strategy for supporting an arts/culture/theater entertainment district

Fiscal Year 2003/04
Work Program Revenues and Costs
(Thousands of Dollars)

Project: Mid Market		
Work Item Description	Line Item Explanation & Details	Rev/Costs FY 2003-04
Work Program Revenues:		
Property Sales		
Rents/Leases		
Prior Year Earnings/Savings		
Developer Contribution		
Grants		
Other(Specify)		
Bond Proceeds		
Tax Increment		
Total Revenues		0
Work Program Costs:		
Legal Services		25
Studies & Miscel. Items(1)		
Planning		
Acquisition Costs		
Public Improvements		
Arch/Eng Design & Review		
Relocation Costs		
Property Management		
Housing Production & Assist.	Acquisition of new sites	5,000
Job Training & Placement		
Economic Revitalization	Maint St Economic development program	150
Other(Specify)	PAC funding	80
Pass-Through Obligations		
Debt Service		
Work Program Costs		
Personnel Costs		5,255
Administrative Costs		500
Total Costs		147
Net Project Fund Needs		5,902
		(5,902)

(1) Includes economic & marketing studies; inspection services; advertising; appraisals; public notices etc.

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MINUTES
Mid-Market PAC
Regular Meeting
March 12, 2003

Members Present: Craig Adelman, Tracy Aubuchon, Patrick Banks, Katherine Bernitt, Marty Cerles, MaryEllen Churchill, Carolyn Diamond, John Elberling, Anthony Faber, Brett Gladstone, John Gollin, David Hart, Tom Hart, Ralph Lee, Samuel Noily, Lesley Pierce, Patrick Simms, Badru Valani, Byron Yee

Members Absent: Mark Casagranda, Linda Corso, Kimo Crossman, Kat Foran, Richard Livingston, Malik Looper, Anya-Malka Halevi, Marie Romero, Daniel O'Leary, Ken Parker, Ralph Perez, Bill Tsatsoulis

Staff: Lisa King, Pedro Arce, Jose Campos, Peggy Wu

Welcome & Introductions: Chair Byron Yee welcomed the group and called for self-introductions.

PAC Announcements: Anthony Faber brought the group a copy of the report from the SF Planning Dept. titled "Community Planning in the Eastern Neighborhoods".

Approval of PAC Minutes: The February minutes were approved.

Presentation: State Compensation Building Development Plans – Denise Burian

Ms Burian began her presentation by introducing the project team for the proposed new State Compensation office building at Ninth and Market Streets. She then gave a brief history of State Compensation Insurance. It is a quasi-public entity that does compete with other insurance companies. State Comp built its' current office building at Ninth and Market in 1974. This building houses 1600 employees. There are three other facilities in San Francisco housing 600 more State Comp employees.

To combine all State Comp employees a new office building has been planned. This new building, on the site of the parking lot on the 9th Street side of the current building, has been in development for three years. They hope for approval by the end of 2003 and will then break ground.

The new building is eleven (11) stories high, approximately 267, 000 sq. ft and will have a new loading dock off of 9th Street. The building is a progressive design that ties the old and new buildings together. There is a bridge connecting the two buildings together at the 2nd story level. The materials planned are a mix of stone and glass; the glass wall will allow natural light. Between the two buildings is public open space. There will be parking two levels below grade.

Currently they are in the middle of an EIR. This document will be available in the summer. Their hearing is scheduled for fall of this year

The floor was opened to questions:

Q. Since you are a quasi government agency do you pay property taxes?
A. Yes, we pay property taxes.

Q. Is your planned parking short or long term and will the public be able to use it?
A. We have approximately 134 parking spaces and the public will be able to access them.

Q. What will be the ratio available to the public?
A. I don't know at this time.

Q. Of the parking available to the public will it be long term or short term?
A. Will most likely provide short term to the public.

Q. What about retail?
A. We now have five retail sites on Market Street. Two are leased out the other three spaces are used for office workers. When we have more space we will move the office workers out and seek retail again.

Q. Is your cafeteria subsidized or is it at retail rates?
A. It is subsidized for employees.
Q. This does not contribute to the neighborhood. Don't many of your employees stay inside to eat?
A. I believe a lot of our employees go out of the building for lunch.

Q. The retail is the most interesting to this PAC. Can we have a handout on your retail spaces that include the sq. footage etc? I would make the suggestion that you put the cafeteria on the ground floor.

A. There is no retail in the new building but maybe a conference center. We will think about these suggestions and adjustments.

Q. What are you doing to access the public space?
A. The open public space access is from 9th Street and Market Street.

It would be important to link Market to Mission Street perhaps through Laskie St.

Q. Are there any other exceptions besides height?
A. Height & bulk replacement and parking.

Q. Where is the entrance and exit to parking, Laskie or 9th?
A. We are encouraging exits from Laskie.

If there is a conference center it should be available to non-profits. It could be monitored and controlled and this would be helpful to this community.

Q. When do you anticipate completion
A. December 2005 we anticipate the completion of construction.

Q. Will you return to this PAC when revisions are made?
A. Yes, we anticipate this to be in August or September.

Projects Committee Report:

Eminent Domain Recommendation – This item was postponed

Building Code Amendment Proposal (Action Item)

PAC member Brett Gladstone of SPUR recalled for the group that the PAC requested the City Attorney to draft Planning Code legislation in the MM district to create commercial uses with accessory residential use not limited to 25% of square footage.

Brett explained that he now wanted to ask the City Attorney to draft legislation to amend the SF Housing Code and the SF Building code which would result in the conversion of commercial uses with accessory residential even easier to accomplish.

He put forth a motion to the Projects Committee and they recommended this motion. He now put forth the same motion to the full PAC:

Resolved, that the Redevelopment Agency requests that the appropriate City personnel draft amendments to the San Francisco housing code and the San Francisco building code that would reduce the cost of converting existing office space in the proposed Mid-Market Special Use District into group housing, SRO Units, congregate care facilities, dwelling units, commercial units with accessory living space and other forms of residential uses, without reducing existing health and safety protections and accessibility protections to future residents, by allowing equivalencies (on a statutory basis and not only a case-by case basis) under the San Francisco housing code and the San Francisco building code.

The motion was approved by the full PAC.

Staff Report

Budget Information: Lisa King distributed a condensed version of the SFRA budget that focused on the budget highlights for the Mid-Market area. Funding proposed for FY 2003-2004 include:

Affordable Housing	$5,000,000
Economic Development	$150,000
Mid-Market PAC	$80,000
Legal Services	$25,000

King says that we can get to Plan Adoption and the Special Use District this current budget.

The Redevelopment Agency' s budget will go before the Agency Commission on March 18th for approval. The budget will also have to be approved by the SF Board of Supervisors and the Mayor.

Jose Campos discussed the "larger budget picture" by explaining Senate Bills 211 and 2113. These Senate Bills will affect the Redevelopment Agency's budget.

Senate Bill 211 has State- wide implications. This bill allows the Redevelopment Agency to:

- Lift the debt deadline and remove it.
- Extend old projects where there is still blight. The blight must be identified and revenue can only spent in that area.

SB 2113 has San Francisco only implications. The purpose of this legislation is to allow the Redevelopment Agency to receive tax increment and issue bonds beyond the original expiration date to solely fund affordable housing. 7,000 units city wide. (In 1976 requirements for replacement housing went into effect.)
Extensions: Up to the year 2044 to receive tax increment
Up to the year 2014 to issue bonds

Restrictions: 10% for administrative fees
34% of funds go to school district

The impact of this legislation on MM is that there may be more money for affordable housing.

Project Update

Lisa King introduced Mr. Pedro Arce. Mr. Arce has been hired by the Agency to work on the MM Special Use District. The goal for Arce is to give feedback on SUD items that are being discussed in the MM Projects Committee. It is very complex in that there are 8 zoning districts overlapping.

The meeting adjourned at 7: 35 p.m.

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Mid-Market Project Area Committee Meeting

Wednesday, April 9, 2003
Ramada Plaza Hotel
1231 Market Street
5:30 – 7:30 p.m.

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I.	**Welcome and Introductions**	**(5 Min.)**
II.	**PAC Announcements**	**(5 Min.)**
III.	**Approval of PAC minutes. (Action Item)**	**(5 Min.)**
IV.	**Presentation: Urban solutions –Roger Gordon** **Six on 6th Economic Development Program**	**(30 Min,)**
V.	**Projects Committee Report**	**(40 Min.)**
	Eminent Domain Recommendation (Action Item) **PAC Administration RFP (Action Item)** **Non-Profit Office Committee Report (Action Item)**	
VI.	**Staff Report:**	**(30 Min.)**
	Progress on Plan Adoption Documents **Sale of Vacated Jessie Street Stub End**	
VII.	**Public Comment**	**(5 Min.)**

Reminder:There are openings on the Mid-Market PAC in the following categories:

*Residential Owner Occupant 2 seats
* Residential Tenant 1 seat

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George Williams

Minutes
Mid-Market PAC
April 9, 2003

Members Present: Patrick Banks, Katherine Bernitt, Mark Casagranda, Marty Cerles, MaryEllen Churchill, Linda Corso, Carolyn Diamond, Anthony Faber, David Hart, Ralph Lee, Daniel O'Leary, Ken Parker, Byron Yee

Members Absent: Craig Adelman, Tracy Aubuchon, John Elberling, Kat Foran, John Gollin, Tom Hart, Richard Livingston, Malik Looper, Anya Malka Halevi, Marie Romero, Samuel Noily, Ralph Perez, Lesley Pierce, Patrick Simms, Bill Tsatsoulis, Badru Valani

Staff: Lisa King

Welcome & Introduction: Chair Yee opened the meeting and called for self-introductions.

PAC Announcements: Anthony Faber distributed information regarding a Hazardous Materials Workshop. Details: April 12, 2003 - 10:00 am – Tenderloin Police Station, 301 Jones @ Eddy. Faber also distributed information about Realspace, a visual art gallery scheduled to open this spring at 132 Eddy Street. Faber asked for PAC support for the gallery. Mark Casagranda announced that the Strand Theater at 1127 Market Street was closing. He is in dialogue with another entertainment venture. Linda Corso announced that the scaffolding around the SF Mart at 1355 Market Street will come down by July 1, 2003.

Approval of PAC minutes: There was not a quorum present. The minutes were not approved.

Presentation: Urban Solutions: Lisa King introduced Mr. Roger Gordon of Urban Solutions. She noted that Mid-Market had $150,000 budgeted for economic development and asked the group to keep this in mind during the presentation to see if some of the strategies used by Urban Solutions could be implemented in MM.

Mr. Gordon talked about his experience in neighborhood development. He has worked in various neighborhoods around the City including the

Western Addition & the Tenderloin. He has had a hand in raising money for a jazz club on Fillmore Street and establishing the Little Saigon shopping area in the Tenderloin on Larkin Street.
Currently he is working in the South of Market neighborhood. He described Urban Solution's Six on 6th Economic Development Program. The goal is to place six new businesses on Sixth Street. The program offers incentives provided by the Redevelopment Agency in coordination with the South of Market Project Area Committee. These incentives include: Loans, Forgivable Loans, and Design Assistance. They are available to business and property owners on Sixth Street between Market and Harrison Streets and business owners looking to open businesses on Sixth Street.

Currently there are 10 applications in the works: Eight for façade improvement loans and two for business loans. Also, there are sidewalk improvements, traffic bulbs and new lighting being planned for 6th Street from Harrison to Market. The expected completion date for these projects is one year from now.

SRO Hotel improvements are being considered with the emphasis on crime and safety issues and supportive services in the hotel. There are 19 SROs on 6th Street.

Next steps to be taken by Urban Solutions will be market research with some focus on night time entertainment. Balancing the needs of night entertainment and neighbor residents is an issue that needs to be addressed. Also, a survey is being done to see what the neighborhood would support. The challenge is how you provide neighborhood services to people who have limited income.

Gordon concluded with a invitation to the next SOMBA meeting on April 16th at 8:30 am at 1083 Mission Street. SOMBA is a combination association of Urban Solutions and the South of Market Foundation. It currently has 50 members and a $50. annual contribution. The goal is to help business owners unite.

Projects Committee Report

Eminent Domain Recommendation – continued.

PAC Administration RFQ – Lisa King discussed the RFQ that will be issued in June for the MM PAC Administrative contract. The Market Street Association currently serves as the PAC administrative staff and has done so for the past several years.
Redevelopment law requires an RFQ to be issued periodically.
King distributed a Draft of the selection criteria and asked for PAC input.

Non-Profit Office Committee Report - continued.

Staff Report

Progress on Plan Adoption – King reported the documents are making good progress. Pedro is continuing his work on amendments.

Sale of Vacated Jessie Street Stub End - This is a small piece of land locked property on Jessie Street between 7th and 8th Street. The property is surrounded by land owned by SangiacomoTrinity Properties. Sangiacomo will purchase this stub and revenue will go to the City. It is too small a piece of land to really put conditions on and a pedestrian pathway is probably not feasible. If PAC members feel differently they should let the Redevelopment Commissioners know at the April 22nd hearing.

Public Comment – Thanks to Lisa King for Pedro Arces work.

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Agenda

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Samuel Noily
Daniel O'Leary
Ken Parker
Lesley Pierce
Patrick Simms
Bill Tsatsoulis
Badru Valani
George Williams

Mid-Market
Project Area Committee Meeting
Wednesday,
May 14, 2003
Ramada Plaza Hotel
1231 Market Street
5:30 – 7:30 p.m.

I.	**Welcome and Introductions**	**(5 Min.)**
II.	**PAC Announcements**	**(5 Min.)**
III.	**Approval of PAC minutes. (Action Item)** **Election of new PAC members (Action Item)**	**(5 Min.)**
IV.	**Presentation: Trinity Plaza - Plans for a new Residential development at 8th & Market Streets**	**(30 Min,)**
V.	**Projects Committee Report**	**(40 Min.)**
	Eminent Domain Recommendation (Action Item)	
VI.	**Staff Report:**	**(30 Min.)**
	Project Update	
VII.	**Public Comment**	**(5 Min.)**

Reminder:There are openings on the Mid-Market PAC in the following categories:

*Residential Owner Occupant	2 seats
* Residential Tenant	1 seat

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Ken Parker
Lesley Pierce
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Bill Tsatsoulis
Badru Valani
George Williams

Mid-Market
Project Area Committee Meeting
Wednesday,
June 11, 2003
Ramada Plaza Hotel
1231 Market Street
5:30 – 7:30 p.m.

REVISED AGENDA

I.	**Welcome and Introductions**	**(5 Min.)**
II.	**PAC Announcements**	**(5 Min.)**
III.	**Approval of PAC minutes. (Action Item)** **Election of new PAC members (Action Item)**	**(5 Min.)**
IV.	**AGI Project – 1160 Mission Street Update**	**(30 Min)**
V.	**Discussion - Trinity Plaza Plans** **Residential development at 8th & Market Streets**	**(25 Min,)**
VI.	**Projects Committee Report**	**(30 Min.)**
	Eminent Domain Recommendation (Action Item) **Mid-Market Special Use District (Action Item)**	
VII.	**Staff Report:**	**(15 Min.)**
	MM PAC Admin Support RFQ (Action Item)	
	Project Update	
VIII.	**Public Comment**	**(5 Min.)**

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Bill Tsatsoulis
Badru Valani
George Williams

MINUTES
MID-MARKET PROJECT AREA COMMITTEE
JUNE 11, 2003

Members Present: Craig Adelman, Tracy Aubuchon, Katherine Bernitt, Marty Cerles, MaryEllen Churchill, Carolyn Diamond, John Elberling, David Hart, Richard Livingston, Samuel Nioly, Daniel O'Leary, Lesley Pierce, Bill Tsatsoulis, Badru Valani, George Williams, Byron Yee

Members Absent: Patrick Banks, Mark Casagranda, Linda Corso, Anthony Faber, Kat Foran, John Gollin, Tom Hart, Ralph Lee, Malik Looper, Marie Romero, Patrick Simms

Staff: Lisa King

Welcome and Introductions: Chair Byron Yee welcomed the group and asked for self-introductions.

PAC Announcements: Chair Yee announced that termination letters had been sent to the following PAC members for 4 or more absences from PAC meetings.
Kat Foran, Commercial Tenant
Marie Romero, Commercial Tenant
Ralph Perez, Residential Tenant.

The letters asked these individuals if they would like to continue to serve on the MM PAC and if so to contact the PAC staff or the Chair. No response was received.

Approval of PAC Minutes: The minutes of the May meeting were approved.
Election of new PAC member: Daniel O'Leary of Seligman Enterprises holds a seat as a Commercial Property Owner. He told the PAC he must resign however, his organization, Seligman Enterprises, wants to continue to have a seat on the committee. He introduced Walter Jones as a replacement for him. Mr. Jones has been attending the PAC meetings for the past few months. Mr. Jones introduced himself and gave a bit of background. Mr. Jones was nominated to replace O'Leary for the **Commercial Property Owner** seat. The voted was called. Mr. Jones was elected to the seat by a vote of 15 ayes, 0 nays, 1 abstained.

AGI Project- 1160 Mission Street Update: Mr. Eric Tao of AGI Capital gave a brief overview of their project at 1160 Mission Street. The project is sited on one acre of vacant land next to the General Services Admin. building at 7th & Mission Streets. It is East of Trinity Plaza. The project contains:
250 units of housing
8,000 sq. ft. of retail
500 parking spaces (with conditional use permit)

There are three issues being looked at under the EIR: wind, shadow and traffic. The EIR will be open to public review and comment in one month. AGI is seeking a negative declaration. If a negative declaration is approved AGI will proceed to the Planning Dept. at the end of August. Planning may have issues with the number of parking spaces planned for the project. They are proposing more than a one to one ratio of housing units to parking spaces. They intend to use the extra parking for car share and for public use on a short term basis. Questions followed:

Q. What is the breakdown in parking?
A. There is one space per housing unit (250 spaces). Residents will have the option to buy a space separately. If not all residents buy a space there may be more than 250 spaces available for short term public use.

Q. Will there be spaces made available on a paid monthly rate?
A. We have not decided yet. We are looking at monthly parking. We will probably not support monthly parking.

Q. How will you enforce short term parking?
A. There are various ways. You can make the parking charges high, you don't sign monthly leases.

Q. Is there access to the garage through Stevenson Street?
A. Stevenson Street is loading and unloading only. It is an exit only.

Jim Haas comments that there are 9,000 visitors a week to the Asian Art Museum in the Civic Center, 5,000 come on the weekends. There is a deficit of 2200 parking spaces per the Mid-Market EIR. However, the Octavia Blvd Plan says there is no deficit. The study said no new projects will require parking, no needed increase. City Planning now says the study was faulty because it didn't account for the Asian Art visitors those going to jury duty or theater patrons heading to the Orpheum.

John Elberling requested copies of the negative declaration document for all PAC members.

Discussion-Trinity Plaza Plans Lisa King introduced this discussion by saying that the project has already been debated in the press. She wants all PAC members to participate in this discussion and express their thoughts and concerns on the presentation we saw at the May PAC meeting. She calls for a round robin of discussion. It started with John Elberling who stated he had three issues of concern.

- Rent control – housing advocates should debate both sides of the issue of tearing down the current units and replacing them with non-rent controlled units.
- Housing with small retail – Is this the best use?
- Architecture – the design

Craig Adelman – This is a significant introduction of new housing, esp. on this "under used" site. I'm concerned about the net loss of affordable housing. If this happens it would be unconscionable. As a PAC we need to support the retention of affordable housing, we know there is talk of gentrification of this area and we cannot let the affordability be lost. Is this a force for gentrification in the Mid-Market area?

Katherine Bernitt – I don't want to be priced out of my neighborhood.
But we have to have market rate housing too.

Walter Jones – Keep affordable housing, could use bigger retail.

Dan O'Leary – This will bring tax increment to the area. Displacement issues need to be worked out. A larger impact needs to be included in the project.

Tracy Aubuchon - More retail, a grocery store. The loss of affordable housing is a concern. With modifications it could be great.

MaryEllen Churchill – I agree with Craig. We need to keep the affordable housing.

Carolyn Diamond – This is the largest project on Market Street in many years. Housing will be a huge boost for the area. What else will it bring to the area? Shopping? As a PAC we should be working closely with the developers

Lesley Pierce – Concerned about the loss of affordable housing. Capitalize opportunities whatever they may be, shopping, movies etc. Provide something for the neighborhood. The PAC should get on board now.

Richard Livingston - This is the largest project on the largest site. How do you support this without a cultural facility? If we are serious about supporting cultural activities this site has none. Maybe we should take the whole cultural aspect out of the PAC if we don't address it. This will take a long time and for the first 10 years only 50 or 60 affordable units will be replaced. There will be 360 units of affordable housing gone in one day.

George Williams – I was pleased and disappointed at the same time. We have a bit of a problem; it will not contribute much to the street. It is wonderful to have all the housing but the design is unfortunate and doesn't seem to add life to the street, public assets, or the community. It needs

ground level to be full of restaurants etc. The devil is in the quality of the finishes. There are many good examples of this around the world. My 2nd concern is the architecture, "the look". How many truly affordable units are being lost? We need to work with the developers on this.

Badru Valani – This is very positive for Market Street. It could be more creative on the retail side to bring in more foot traffic.

Marty Cerles - Housing and bringing more people into the area are two of our PAC goals. This needs to have something that would bring people into this neighborhood. Need to have people come out of their apartments and have people come into this area.

Byron Yee – This has a major impact just due to its size. The project needs an attraction, needs something that gives people a reason to be here. I am concerned about the displacement of people in the units. Will the elderly be forced to look for a new place for themselves? This doesn't sit well.

Bill Tsatsoulis – I think this is exciting. It will have a positive impact. We are all looking for more foot traffic. Overall extremely positive.

David Hart – There is a lot of fear we will face. We fear losing our home and family and community. We know it will happen but we want a fair and just deal. $1,000.00 is not enough to help us.

Sam Noily – I think it is exciting. Trinity, don't miss this opportunity. The other 2 big sites, the City Annex and the Federal Building, will be vacant and dark at night. Ground floor is disappointing. It needs real uses that go on late into the night. Accessibility to the site for the public should be re-thought for the entire site, movies, stores etc. Opera Plaza is an example of what could be done.

Marty Cerles – Two developers are here tonight. (AGI Capital and Trinity Plaza) You should be talking to each other to make sure the projects don't clash. There should be synergy with the projects.

Audience members questions & comments:

Q. What is the completion date? If construction begins in 2004 why doesn't it end until 2012? What's the deal?
A. The project is being done in phases. There are parts that will be completed before 2012.

Q. What is the financing?
A. These are all rental units.

Q. I mean the place next door? (AGI Capital)
A. Eric Tao – Ours are designed to be priced as homes. Probably high 200's to mid 300 price range.

Comments:

We want a supermarket. We need one in this neighborhood. We want one we can afford, one that hires in the neighborhood.

Outreach should be done at Trinity.

Will Mid-Market benefit from tax increment?

The Housing Rights Organization supports the Tenants Rights Org and a supermarket.

Lisa King thanks everyone for their comments. She adds that this project must be feasible for neighborhood health.

Tracy Aubuchon urges Trinity to work with PAC.

Projects Committee Report
Eminent Domain – Lisa King urged all PAC members to attend the Monday Projects Meetings where eminent domain is continuing to be discussed. She has arranged for the Agency's legal counsel to attend the **Monday, July 7th Projects Meeting** so any legal questions can be answered. The Monday meeting will be at 4:00 p.m. in the Flood Building (870 Market St. at Powell) in Room 838.
She noted that she would like the full PAC to vote on the Eminent Domain issue at the July meeting.

Staff Report
King tells the group that Mr. Pedro Arce's work on the MM Special Use District (SUD) is contracted until the end of June. The SUD work needs to be completed so all questions and comments regarding the MM EIR can be answered.

Next, King discusses the Agency's staff recommendation for the PAC administrative support contract. She discussed the process and responses to the RFQ. Three organizations were interviewed by SFRA staff. Those organizations were Brain Bang, Marie Jones Consulting and Market Street Association. Based on the applications and the interviews Market Street Association was recommended by SFRA staff. King distributed copies of the Scope of Services and the contract budget. She asked for discussion from the PAC on the staff's selection. The current PAC staff, Lynn Valente and Carolyn Diamond of the Market Street Association, excused themselves from the table and the discussion. Diamond, a PAC member abstained from the vote.
John Elberling asked how other PAC's handled the selection of their staff. King responded that each PAC chose a different process. Marty Cerles responded that South of Market process was that the PAC hired individuals to work in the PAC office. Sam Noily noted that he thought that

the Market Street Association had the history and the knowledge of the area and the Redevelopment process and called for a vote to approve the selection of the Market Street Association. The vote to approve the selection of the Association as the MM PAC staff was unanimous.

King then made the announcements that there had been staff changes at the Agency. The new Deputy Director of Projects and Programs is Mr. Leamon Abrams, former Director of the Mayor's Office of Economic Development. The new General Counsel for the Agency is Mr. James Morales.

Public Comment Guest Jim Haas told the group that there was a Citywide Open House to discuss the city's transportation sales tax. The open house will be June 16th in the Green Room at the SF War Memorial & Performing Arts Center-401 Van Ness Ave – at 6:00 pm.
Craig Adelman announced that there would be an EIR public "scoping meeting" on the 10th and Market Project on June 18th in the Ramada Plaza Hotel – 8th & Market- at 6:00 pm.

The meeting then adjourned.

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Agenda

Mid-Market Project Area Committee Meeting

Wednesday,
July 9, 2003
Ramada Plaza Hotel
1231 Market Street
5:30 – 7:30 p.m.

I.	**Welcome and Introductions**	**(5 Min.)**
II.	**PAC Announcements**	**(5 Min.)**
III.	**Approval of PAC minutes. (Action Item)** **Election of new PAC members (Action Item)**	**(5 Min.)**
IV.	**TNDC Project – 10th & Mission Street** **Craig Adelman will give an update on the Project**	**(40 Min)**
V.	**Projects Committee Report**	**(30 Min.)**
	Eminent Domain Recommendation (Action Item) **Mid-Market Special Use District (Action Item)**	
VI.	**Agency Staff Report:**	**(25 Min)**
	Mid-Market Project Update	
VII.	**PAC Staff Report**	**(5 Min.)**
VIII.	**Public Comment**	**(5 Min.)**

Reminder:There are openings on the Mid-Market PAC in the following categories:

*Residential Owner Occupant	3 seats
* Residential Tenant	3 seats
* Commercial Tenant	2 seats

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Malik Looper
Samuel Noily
Lesley Pierce
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Eric Tao
Bill Tsatsoulis
Badru Valani
George Williams

Minutes
Mid-Market Project Area Committee
July 9, 2003

Members Present: Craig Adelman, Katherine Bernitt, Mark Casagranda, Marty Cerles, MaryEllen Churchill, Linda Corso, Carolyn Diamond, John Elberling, Anthony Faber,
David Hart, Walter Jones, Ralph Lee, Richard Livingston, Samule Noily, Lesley Pierce, Patrick Simms, Bill Tsatsoulis, Badru Valani, George Williams, Bryon Yee

Members Absent: Tracy Aubuchon, Patrick Banks, Tom Hart, Malik Looper

Welcome and Introductions: Chair Yee welcomed the group and called for self-introductions.

PAC Announcements: Yee announced that at the next Monday's Projects Committee meeting Eric Tao will be present to answer any questions regarding the 1160 Mission Street project of AGI Capital.
Anthony Faber announced that a National Night Out is scheduled for August 6, 2003. Also, a group is forming called "Friends of Boedekker Park".

Approval of PAC Minutes: The minutes of the June meeting were approved.

Election of new PAC Members: Chair Yee introduced Eric Tao of AGI Capital. Mr. Tao represents AGI Capital properties 1160 Mission Street and 67-69 Turk Street. Tao gave a brief overview of AGI's interest and history in the Mid-Market area. The PAC elected Mr. Tao unanimously. He was elected to a Commercial Property Owners seat which was vacated by Mr. John Gollin.

TNDC Project – 10th and Mission Streets: Craig Adelman led the team that presented the project at 10th and Mission Streets. This is a mixed-use project that includes affordable housing, offices, retail and parking. This is a development partnership between TNDC, Citizens Housing Corporation and Myers Development Company. It is a two acre site along the western side of 10th Street, between Market and Mission Streets.

The preliminary plans for the 24-story office development on the southwest corner of Tenth and Market Street will house approximately 500,000 square feet of office

space that will be occupied by the City of San Francisco. There will be below grade parking of 83 stalls. A day care center is included in the plans.

The ground floor would contain

- A partially enclosed public plaza
- A five-floor atrium
- Loading facilities
- About 6,000 sq. ft. of retail

The main body of the office building is pulled back from the street about 5 stories (podium design) so it is more pleasant for pedestrians. The main entry at the corner of 10th and Market will have "indoor – outdoor space" which addresses the wind issues. . The 10th Street side will have offices such as the PUC etc so the public can access. There is a glass wall facing north with a direct site line to City Hall.

In the design the windows do not all line up so it gives the appearance of a gentle weave fabric. There will be a terrace on the top north side open to the public.

Craig Adelman gave an over view of the residential element. The first phase will be a 14-story tower approximately 150 feet containing 180 affordable units for seniors.
The second phase will be a 21-story tower and will likely be a mixed-income development with approximately 220 units. However, the funding for this second phase has not been secured at this point. Both housing towers will include ground floor commercial space and will share a large podium courtyard at the second level.

The residential towers will be linked by a glass enclosed common space. This "Town Square" space is an open, casual gathering space that will provide residents with a space that can function as an informal meeting place to a venue for town meetings that can accommodate the greater neighborhood. Along the Tenth Street side there will be large roll-up "garage" doors that allow the space to be opened to the street. Along Market Street retail uses will hopefully include a restaurant for active night time use.

They expect to be under construction within three years and hope to have all funding in place so both phases can be started at the same time. They are in the process of working with all City departments in developing this project.

Question and answer period followed.

Q. What about parking, there are only 80 something spaces in the building?
A. The City personnel working in the area now are already parking somewhere else so they won't create a need for more. There is the City's Transit First policy also to consider. Plus, the building is right on the transit lines.

Q. Many parking lots will be taken up by other projects. What guarantee do we have that the on-street parking will not become "for official use only"? Also, will the City consider turning their

parking over at night for short-term parking? Would you consider the parking for short-term parking by neighboring arts groups?
A. We will address some of the Goals and Objectives of your plan. We cannot address all of them. Parking is still on the table to program and it is still flexible at this time.

Q. What about including a supermarket in the project?
A. Yes, we thought of this but didn't think it could work with these uses.

Comments:

George Williams -There should be facilities for bikes also. What about the Art Commissions gallery?

Lisa King - There is a strong surge from arts groups interested in Mid-Market. We will give the names of these groups to you.

John Elberling - Have you inventoried any cultural/arts groups that would be interested in your ground floor, this would help us more. Has the City really looked at what is out there?

Craig Adelman – We have a sense of what the needs are. Will some of these ideas work in our project? Probably, but we are leaving it open now, we haven't plugged anybody in yet. A restaurant would be nice but it is not enough. A single restaurant will not give us what we need. Let's bring this discussion to the Projects Committee. I am hearing ground floor retail, arts, restaurant etc. It is activity that we need. The City could bring back to us a list of what is available. The City link to the City arts projects is important.

Projects Committee Report:

MM Special Use District: Lisa King discussed the issues that are still in the Projects Committee. She announced that Pedro Arce's, a consultant working on the SUD, time has been extended.

Eminent Domain: Lisa King distributed to the group a DRAFT- PAC Recommendations on Eminent Domain document. This document has been in front of the PAC before and has been revised. Discussion focused on surface parking lots and aggregation of property.
After this discussion John Elberling suggested that at this point we should focus on procedure as opposed to substance. He suggested a special meeting in front of property owners first to get their input on the specifics on the Eminent Domain policy. The Agency should mail notification of this special meeting to all property owners of record in the area. Other PAC members agreed with this strategy based on the complications the South of Market Project Area faced with their Eminent Domain policies. It was suggested that this special meeting be held in 3 or 4 weeks.

This motion was made: " This Draft document is appropriate for full public review subject to modification by the Projects Committee on July 14, 2003." The motion was approved by 16 approving and 1 opposed.

Agency Staff Report: Lisa King reported that the certification for the MM EIR will be in the late Fall, Sept. or Oct. Also, the Redevelopment Budget was waiting for approval, she should know by next week.

PAC Staff Report: The PAC staff listed the meetings that they had attended in the past month. These included the South of Market PAC meeting and several North of Market community meetings. At each meeting they distributed the MM newsletter which has been translated into four languages and were available to respond to questions regarding the progress of MM.

Public Comment: There was no public comment.

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REVISED AGENDA

Mid-Market
Project Area Committee Meeting
Wednesday,
August 13, 2003
Ramada Plaza Hotel
1231 Market Street
5:30 – 7:30 p.m.

I.	Welcome and Introductions	(5 Min.)
II.	PAC Announcements	(5 Min.)
III.	Approval of PAC minutes. (Action Item) Election of new PAC members (Action Item)	(5 Min.)
IV.	690 Market Street & 942 Market Street A presentation on new housing developments	(40 Min)
V.	Projects Committee Report Eminent Domain (Action Item) Mid-Market Special Use District (Action Item) Consideration of AGI Capital Project at 1160 Mission Street (Action Item) Comments and Letter on the scope and Content of the EIR for the 1177 Market Street Mixed Use project. (Project sponsor Trinity Properties) (Action Item)	(30 Min.)
VI.	Agency Staff Report: Mid-Market Project Update Mid-Market EIR	(25 Min)
VII.	PAC Staff Report	(5 Min.)
VIII.	Public Comment	(5 Min.)

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Malik Looper
Samuel Noily
Lesley Pierce
Patrick Simms
Eric Tao
Badru Valani
David Wilbur
George Williams

Minutes
Mid-Market Regular Project Area Committee Meeting
August 13, 2003

Members present: Craig Adelman, Patrick Banks, Katherine Bernitt, Marty Cerles, MaryEllen Churchill, Carolyn Diamond, Anthony Faber, David Hart, Walter AJones, Ralph Lee, Samule Noily, Lesley Pierce, Patrick Simms, Erci Tao, Badru Valani, Byron Yee

Members absent: Tracy Aubuchon, Mark Casagranda, Lindo Corso, John Elberling, Tom Hart,Richard Livingston, Malik Looper, Bill Tsatsoulis, George Williams

Staff: Lisa King

Welcome and Introductions: Chair Yee welcomed the group and called for self introductions.

PAC Announcements: There were no announcements.

Approval of PAC minutes: The minutes were amended to include a Public Comment from the July PAC meeting from David Villa-Lobos regarding the 150 Golden Gate project of St. Anthony's. Heritage Group is opposing the project. City planning has postponed their hearing. The minutes were then approved.

Election of new PAC member: Chair Yee introduced Mr. David Wilbur to the group.
Mr. Wilbur is seeking a seat on the PAC in the position of Commercial Tenant. Mr. Wilbur gave a brief statement. He is working with the Bicycle Coalition whose offices are in 1095 Market Street. His noted that the Mid-Market project is progressing he will be the liaison to the bicyclists interest. He is also a member of the South of Market PAC. He answered a few questions from the group and then a vote was called. Mr. Wilbur was elected to a Commercial Tenant seat, replacing Kat Foran, unanimously.

690 Market Street & 942 Market Street - A presentation on new housing developments:

Attorney Jim Haas began the presentation with a brief over view of the project. Both 690 Market Street (Market and Kearny) and 942 Market Street (Market @ Mason Street) are historic buildings. 690 Market Street was known as the Chronicle building and was San Francisco's first skyscraper. Both now serve as commercial buildings with ground floor retail.
These projects fulfill the MM Project goals of historic preservation and affordable housing. The EIR is just beginning.

Next Mr. Scott Haskins, VP of the Hunter Group, the owners, gave a short presentation on the projects. He noted some of the features of the projects. 690 Market Street will have 8 floors added to the building and house 142 for sale units. 942 Market Street will house 33 for sale units. 28 units will be below market rate @ 100% of median income
Mr. Haskins introduced attorney Mary Murphy as legal counsel for the projects. Ms Murphy explained the two projects are going through the process in tandem. The 942 project will include the inclusionary housing which is required. Less than one story will be added to the building.

Mr. Charles Bloszies, architect of the projects, was the next team presenter. He highlighted the features of the projects.

690 Market Street:

Built in 1890 as the Chronicle Building
At one point the building had the largest clock in the world
"Metal cladding" was placed on the building in the 1960's
This new project will call for an addition of eight floors
There will be 164 units on 24 floors
There will be parking with valet which will bring the parking ratio to 1 to 1.

942 Market Street:

Historic building
Constructed in 1908
Known as the Garfield Building
There will be 33 units on seven floors
Resident's entrance will be on Mason Street
There will be a mix of studios, one and two bedroom units
Five units per floor
No parking, it will be a car free building
Ground floor commercial tenants will be retained

Approvals needed are those usually required for C-3 district buildings and a Conditional Use permit. Federal historic tax credits are being pursued.

The project schedule will be approximately 6 months to 2 years of entitlements, construction 1 to 2 years and a completion date at the earliest 2006.

Projects Committee Report:

1. Eminent Domain (Action Item) Lisa King distributed another draft of the "Letter to Property Owners". This letter is an invitation to all property owners in the Mid-Market project area to attend a Special MM PAC meeting to discuss the PAC's proposal on Eminent Domain. There was some discussion on the construction of the letter and some changes were made. A motion was made to approve the letter with the changes. The motion passed. Discussion continued on the timing of the letter. It was agreed that the letter and enclosures should be sent approximately one month before the Sept. 24th meeting. Craig Adelman asked how much feedback do we expect? What strategy do we use with the community and how do we handle it? How do we deal with the feedback? King responded that she expects all PAC members to be present at the Sept. 24th meeting to hear what the property owners have to say and assist in responding to them. The way the meeting is conducted, small break out groups, round robin, open forum, etc. will be discussed at the Monday Projects Meeting.

2. Special Use District – There was no action item on this subject. It will be calendared for a future PAC meeting.

3. Consideration of AGI Capital Project at 1160 Mission Street (Action Item) Lisa King gave a bit of background on the AGI Capital Project. She noted that the draft letter in front of the PAC supported the project yet asked for modifications. These modifications included entrances and exits on side streets and alleys and no curb cuts. The proposed Mission Street curb cut is not within the guidelines proposed by the PAC's project and programs "Short-Term Parking Facilities". Looking at the global picture she noted that the 1160 Mission project is sandwiched between the GSA Project and the Trinity Projects. However, rather than multiple curb cuts accessing different projects AGI and Trinity may be able to work a solution that both projects use the same access. She also noted that the PAC must be able to have on record that it considered all sides of the issues here and is making efforts to uphold their own guidelines.
   Eric Tao of AGI then once again presented to the PAC the 1160 Mission Street project. He noted that he has been working with the sponsors of the proposed Trinity Project to look at the possibilities of shared access space. However, the AGI project is much further along in the process and it cannot wait for the Trinity Project to catch

up. He notes that AGI has listened to the PAC and has made modifications to the project including a design that would not prohibit the future construction of an elevator servicing the short-term parking customers and permitting pedestrian access to and from Stevenson Street. Discussion followed. Sam Noily states that he takes exception to the language in the letter regarding the entrance and exits onto Mission Street. He states that it is important to Mission Street and west of the site to have these entrances and it is important to the Mission Street merchants. Badru Valani and MaryEllen Churchill agree with Sam and feel it is important for Mission Street. Bob McCarthy notes that the project meets many of the goals of the PAC and that should not be overlooked. There are suggested changes to the draft letter. King notes that the letter should be balanced with the positive aspects of the project and the suggested modifications. Noily makes a motion to approve the letter with the suggested changes. A vote is called and the amended letter is approved by a majority with three members abstaining.

4. Comments and Letter of the scope and content of the EIR for the 1177 Market Street Mixed Use project. (Project sponsor Trinity Properties)
King distributed a 2nd draft of a letter addressed to the SF Planning Dept. with PAC recommendations for the 1177 Market Street project. (Trinity Project). Representatives of the Trinity Project were present and the letter was discussed. Attorney John Sanger of the Trinity team commented that the request for a supermarket in the project has been pursued and one major supermarket, Albertson's, is not interested. He continued to say that a supermarket between 30,000 and 50,000 square feet would change the whole configuration of the project and it is not feasible. Perhaps a smaller version could be conceivable. The PAC's request for a market of this size would require the transportation study to be re-done. The PAC's five recommendations for analysis in the EIR is an objection to the full project. The PAC should not be so opposed. These recommendations change our project dramatically. Craig Adelman noted that the PAC's role is not to tell the Planning Dept. what a project should be. It is up to the PAC and the developer to continue to discuss the project. Badru Valani agrees and states that more dialogue is needed between Trinity and the PAC. The letter's recommendations are gone over one by one.
Attorney Mary Murphy of the Trinity team notes that recommendations #1 (30,000 to 50,000 square feet for larger retail, ie a supermarket) and #5 (a publicly assessible vehicular connections between Stevenson and 8th streets and between Stevenson and Mission Streets) require huge physical changes to the project. These recommendations are about the nature of this development, not mitigations.
The other recommendations are reviewed and it is noted that
#2 (Extending development of retail along 8th Street) is possible,
#3 (Creating space for arts, cultural and/or entertainment activities) could be considered
#4 (Developing publicly accessible pedestrian connections between the site and Market and Stevenson Streets) could be considered.

King wraps up the discussion by stating that it is better to put these issues up front in the EIR and it is our attempt to get these recommendations in the early stages. Discussion will continue.

Agency Staff Report and PAC Staff Report

Continued to the next PAC meeting.

Public Comment:

Michael Nulty distributed flyers for a Mayoral Debate on Sept. 9th
Anthony Faber announced a Tenderloin group meeting on Aug. 15th at 6:00 pm at 201 Turk Street.
Allisa Duke distributed information on the Second Annual Awards Luncheon sponsored by Planning for Elders.

The meeting adjourned at 8:05.

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George Williams

Mid-Market
Project Area Committee Meeting
Wednesday,
September 10, 2003
Ramada Plaza Hotel
1231 Market Street
5:30 – 7:30 p.m.

Agenda

I.	**Welcome and Introductions**	**(5 Min.)**
II.	**PAC Announcements**	**(5 Min.)**
III.	**Approval of PAC minutes. (Action Item)** **Election of new PAC members (Action Item)**	**(5 Min.)**
IV.	**Projects Committee Report**	**(60 Min.)**
	Review and approval of the 1177 Market Street Project (Trinity Project) letter (Action Item)	
	Draft of Mid-Market Special Use District (Action Item)	
	Discussion of the Sept. 24th Property Owners meeting	
V.	**Agency Staff Report:**	**(30 Min)**
	Mid-Market Project Timeline	
	Status of Plan Adoption documents	
VI.	**PAC Staff Report**	**(10 Min.)**
VII.	**Public Comment**	**(5 Min.)**

Reminder:There are openings on the Mid-Market PAC in the following categories:

*Residential Owner Occupant	3 seats
* Residential Tenant	3 seats
* Commercial Tenant	2 seats

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Patrick Simms
Eric Tao
Badru Valani
David Wilbur
George Williams

Minutes
Mid-Market Project Area Committee Meeting
September 10, 2003

Members Present: Craig Adelman, Katherine Bernitt, Mark Casagranda, Linda Corso, Carolyn Diamond, John Elberling, Anthony Faber, David Hart, Tom Hart, Ralph Lee, Lesley Pierce , Eric Tao David Wilbur, Byron Yee

Members Absent: Tracy Aubuchon, Patrick Banks, Marty Cerles, MaryEleen Churchill, Walter Jones, Richard Livingston, Malik Looper, Sanuel Noily, Patrick Simms, Badru Valani, George Williams

Staff: Lisa King

Welcome and Introductions: Chair Yee welcomed the group and asked for self-introductions. Yee noted that there was not yet a quorum and moved the agenda down to the Projects Committee Report.

PAC Announcements: There were no PAC announcements

Approval of PAC minutes: The minutes of the August meeting were approved.

Projects Committee Report:

Draft of Mid-Market Special Use District – This item was continued to a future meeting.

Discussion of the Sept. 24th Property Owners meeting: PAC member Carolyn Diamond distributed a draft of the agenda for the meeting. She stated that the meeting for property owners should be "PAC driven" and asked PAC members to volunteer to be presenters at the meeting. The following members volunteered:

Craig Adelman - The boundaries, Goals & Objectives, Proposed Projects & Programs
George Williams (assigned) MM Special Use District (SUD)
Lisa King – The relationship of the Plan and the SUD
Lisa King - Eminent Domain
Mark Casagranda – Properties in MM that may be subject to Eminent Domain
Anthony Faber – Owner Participation Agreements

Byron Yee & Carolyn Diamond – Comments and Summation
Lisa King – Next Steps

Review and approval of the 1177 Market Street Project (Trinity Project) letter (Action Item):

Diamond distributed a 2nd draft of this letter. Discussion followed:

David Hart: Where should environmental and social issues be addressed?

King: EIR's usually do not address social issues however the Dept. of Public Health has written to the Planning Department requesting the consideration in the EIR of social impacts including displacement, adverse health effects, fair-share housing goals, transit first policy and environment justice impacts. (King distributed copies of this letter).

Mark Casagranda: Item #5 asks for the project to be cut in half, I don't think this is good for the project. Aren't we are contradicting ourselves?

John Elberling: No, the EIR is supposed to present other ideas or alternatives. It is valid to ask them to look at these things. It is the PAC's responsibility to identify things that could be alternatives; things that should be good for Mid-Market not for the sponsor.

Anthony Faber: (Refers back to Hart's question) Social and economic is addressed when it goes before the Planning Commission.

Elberling: This is another way. EIR's contain such things as urban design, parking etc. but as you see in the Dept. of Public Health's letter there are other avenues. This group can add a sentence to our letter that supports the ideas in the Dept. of Health's letter. We can piggy back on to it.

David Wilbur: the PAC should consider the Dept. of Health letter. Think about 377 + residents. Send a message asking for commitments from the developer regarding the tenants.

Casagranda: I don't want to just attach my name on a letter that I just now saw. I want a chance to think about it first.

Eric Tao: Item #3 is vague. Does the Planning Dept. take it literally? Do we have to be more specific?

King: #3 is just for study. For example if there were arts, cultural and entertainment activities would it bring more cars into area.

David Hart: There were comments taken for the scope of the EIR are they still being taken? Also, can we comment on the EIR again?

King: Yes, there are more opportunities for comment.

Comments were now open to the public:

John Sanger of Sanger and Olson representing the owner/developer commented on the content of the letter. His remarks included:
They are definitely looking at a supermarket for the project
They will explore additional pedestrian connections
They will not accept points #5 and #6. These will not alleviate traffic problems.
The impacts on the population displacement will be put in the EIR
And, the owner will commit to comparable housing at comparable rents.

Hope Swift asked about the Project's construction timeline.

Duane Carlson of Trinity responded that there are five buildings. Construction will be phased and take 8-10 years to complete. The construction impact will be studied.

Guest: I am a tenant in the building. Where can I go for $600 without rent control?

Guest: The PAC should support the social issues; support the Dept. of Health's letter.

Guest: I work with homeless seniors, the tenants could be end up in this situation, the PAC needs to support us.

Guest: The health impact is not addressed in the letter and the human issue is not addressed.

Guest: The affordable units are being taken out of the area. Relocation is difficult. The PAC should withhold their support.

Guest: I am comfortable in my circumstance at Trinity. I live alone I will not find another apartment.

Guest: 50% of the housing needs to be affordable. Trinity will be a tremendous loss. I urge you to check off displacement.

Guest: I represent a Veterans Group. This large development will only create more vacancies like the South of Market after the dot com bust.

Craig Adelman: We thank the public for their comments and concerns and you have been heard. This is a Scope of the EIR letter and we have been advised that at this time we should address urban design. We are prepared to work along side you and we have not overlooked displacement.

John Elberling: There is no legal reason to stop at brick and mortar. We have focused on implementing our plan. We know displacement is as important as urban design. We can support the Dept. of Health's letter by making a simple reference to their points in our letter.

King: This is a good discussion. It sounds like the Project Sponsor will study the impacts of displacement.

Tom Hart: What is the timing for this letter?

King: Now.

Adelman: I think we should pass John's motion to amend the letter to incorporate the points made by the Dept. of Health.

Elberling: The motion is, "Add a sentence referring to the Dept. of Health's letter of Sept. 8th and ask that this also be included in the Scope of the EIR."

A vote on the motion was called by Chair Yee. The motion was approved 14 ayes, 0 no, 0 abstained.

The discussion moved forward to other amendments to the draft letter. John Sanger had distributed an edited copy of the letter for the PAC's approval. These edits included removing a clause of sentence two in the second paragraph and removing project alternatives number 5 and 6 from page 2.

Alternatives #5 & 6 refer to accessible vehicular connections between Stevenson Street and 8th Street (#5) and Stevenson Street and Mission Street (#6). Earlier in the meeting John Sanger referred to these points and said the Project Sponsor would not accept these points.

Elberling: The drop off circle is an egregious waste of space. That is what won't fly.

Mark Casagranda: There should be a meeting of the minds. The developer is working with other issues.

Linda Corso: Stevenson Street dead ends in other places. I won't vote on the letter the way it stands.

David Hart: Is this the last time to take a whack at this?

Elberling: This is not the last whack.

Adelman: Why is the asking for this to be studied causing a fight? I am not opposed to them looking at this.

Elberling: I will make the motion. "Number 5 and number 6 be deleted from the letter."

A vote on the motion was called by Chair Yee. The motion failed at 7 ayes and 7 nos.

Number 5 and number 6 stay in the letter.

Elberling: Another motion, "Remove the clause from sentence two in the second paragraph."

A vote on the motion was called by Chair Yee. The motion passed 10 ayes, 4 nos.

Agency Staff Report:

Mid-Market Project Timeline: Lisa King reported that the Mid-Market EIR will be certified this month. This is the big picture look of environmental impacts. Sept. 18th is a joint hearing of the Redevelopment Commission and the Planning Commission at City Hall in the Board of Supervisors Chambers at 12:30 p.m.

King then presented to the group the question of what to do between now and the proposed time to present the Plan to the Redevelopment Commission. The proposed time was to be at the end of this year.

Carolyn Diamond: Can we get this approved before a new mayor takes office?

Elberling: We will never get it done before a new mayor takes office. There is no financial plan yet. The financial plan is crucial; sometimes it takes a new mayor to resolve some of these issues. The Plan and the financials have to go together. These may raise major issues. The plan may have controversial elements that may be debated. The more community consensus the better and it will pass sooner.

King: What is your feedback on the outreach? Who needs to be contacted and what should be done these next few months?

David Hart: The tenants of Trinity Plaza should be contacted. How about a focus meeting to them like we are doing for property owners?

David Wilbur: What about mailings.

King: We are doing direct mailings to all property owners but we can do all residents Also, all hearings on the Plan will have mandatory mailings.

Diamond: Do we need to double up PAC meetings as we discussed at an earlier point?

King: I don't think we do since the group consensus seems to be not to push the plan through by the end of this year.

Adelman: We need to push forward regardless of who is in the Mayor's office.

Byron Yee: We need to begin the outreach to the members of the Board of Supervisors>

King: There is a light at the end of the tunnel. We will discuss a Special Meeting for residents similar to the special meeting for property owners.

PAC Staff Report: Because the meeting had run overtime the PAC staff passed on their report.

Public Comment: Michael Nulty distributed a flyer for the 2003 Gubernatorial & Mayoral Forum on Sept. 17th @ State Building Auditorium. He also distributed the latest edition of the Central City Extra.

Craig Adelman announced that on Oct. 2 @ 11:00 am there will be an opening ceremony for the 8th and Howard Street new housing.

The meeting adjourned at 7:50 pm.

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Mid-Market Project Area Committee
Special Meeting
September 24,2003
Ramada Plaza Hotel
1231 Market Street
5:30 7:30 p.m.

Agenda:

1. **Welcome and Introductions** – Chair ByronYee (5 Min)

2. **What is the Mid-Market Redevelopment Plan? -** PAC members (15 min)

   The boundaries
   The Goals and Objectives
   The proposed Projects and Programs

3. **What is the Mid-Market Special Use District?** (15 min)

4. **What is the relationship of these two plans?** (10 min)

5. **What is Eminent Domain?** Lisa King (15 min)
   SF Redevelopment Agency

   Redevelopment Powers, Duties and Obligations

6. **What properties in Mid-Market may be subject to Eminent Domain?** PAC members (20 min)

   The limitations of Mid-Market Eminent Domain

7. **What are Owner Participation Agreements?** PAC members (15 min)

8. **Comments and Summation to the Eminent Domain Proposal** PAC members (20 min)

9. **Outline the Next Steps** Lisa King (5 min)

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Minutes
Mid-Market Project Area Committee Special Meeting
September 24, 2003

Members Present: Craig Adelman, Patrick Banks, Mark Casagranda, Marty Cerles, Linda Corso, Carolyn Diamond, Anthony Faber, David Hart, Tom Hart, Walter Jones, Ralph Lee, Samuel Noily, Lesley Pierce, Patrick Simms, Badru Valani, Byron Yee

Members Absent: Tracy Aubuchon, Katherine Bernitt, MaryEllen Churchill, John Elberling, Richard Livingston, Malik Looper, Eric Tao, David Wilbur, George Williams

Staff: Jose Campos, Lisa King

Note: the Power Point presentation which contains the text of each presentation is available at the PAC staff office. If you would like a copy of this presentation please contact this office at the number listed above in the right hand corner.

Welcome and Introductions: Chair Yee welcomed the group and asked that the PAC members introduce themselves. Yee thanked the guests for coming to this special meeting for property owners to review and discuss the limitations of eminent domain in the proposed Mid-Market Redevelopment Project Area.

What is the Mid-Market Redevelopment Plan?

MM PAC member Craig Adelman began this special meeting by describing the basic elements of the MM Redevelopment Plan. These elements were:

1. The boundaries
2. The Goals and Objectives
3. The proposed Projects and Programs

What is the Mid-Market Special Use District?

Pedro Arce, a planning consultant for the SF Redevelopment Agency, described his work on the development of a Special Use District for the Mid-Market Area.

He defined the MM Special Use District as a set of controls that would be a part of the Planning Code. He described some of the controls contemplated for the Mid-Market area.

What is the relationship of these two plans?

Lisa King, SF Redevelopment Agency staff and Project Manager for the Mid-Market Project Area discussed the relationship of the Mid-Market Redevelopment Plan and the Mid-Market Special Use District (SUD). She noted that the MM Redevelopment Plan governs the Redevelopment Agency's actions and any partnerships that utilize redevelopment resources. The MM Special Use District governs private development actions through the Planning Code and the Planning Department.

Owner Participation and Eminent Domain

MM PAC member Mark Casagranda and Redevelopment Agency staff Jose Campos covered these topics. They defined:
Owner Participation Agreements
Eminent Domain and
How does the PAC propose to limit Eminent Domain.

Comments and Summation to the Eminent Domain Proposal

PAC Chair Byron Yee and PAC Vice-Chair Carolyn Diamond summed up the meeting and then called for questions or discussion of the information presented.

Q: Representatives of 1275 Market Street, State Compensation Building – We are concerned that our surface parking lot could be acquired by eminent domain even though we have plans for development of the site.

A. A surface parking lot has 6 years grace period from the time of plan adoption. It is not the intent of the PAC to take away a lot if plans are in the works for development.

Q. Can the language be changed to protect owners who intend to develop their lots?

A. Owner Participation Agreements (OPA) say that the Redevelopment Agency and the property owner will agree on business proposals. The first 6 years we can't use Eminent Domain and Eminent Domain can only be used the first 12 years of the Plan. This really
limits us. We have a small window to use Eminent Domain. The OPA's will protect you.

Q. Is there a draft of the Plan available?

A. Draft Plans will be available soon. You may contact the Redevelopment Agency or the PAC staff for a copy.

Q. Is Eminent Domain really necessary?

A. The PAC discussed this thoroughly. They decided that it should be allowed as a tool of last resort. There are some properties in the South of Market area that have not been developed or are under developed for over 10 years. We did not want to see this situation in the Mid-Market area.

Q. Are there no surface parking lots allowed in Mid-Market? What if the lot is serving a building?

A. We are not targeting lots that serve a building. However, it is the preference of the PAC that surface lots be developed into parking structures with a mixed use. If the lot is underutilized and it may be a better use by consolidating parking demands into a parking facility.

Q. The tenants of the Oddfellows Building suffered a blow when parking was lost for the construction of the new Federal Building. Is the PAC coordinating available parking? We are suffering and we are losing patrons.

A. The importance of parking is acknowledged by the PAC. Property owners know parking is necessary. AGI's project on 7th and Mission Street will include short term parking. Part of our plan is to bring in more parking and spread it out in the area. The parking will be short term for retail, office and other users.

Right now we are trying to decide how to amend the code for parking. Shared parking may be one way to address your concerns.

Q. When the SUD is implemented will uses be grandfathered in? Are medical uses permitted?

A. Yes, medical uses are permitted.

Q. You are conducting a meeting dedicated to Eminent Domain. Do you have plans to conduct a meeting dedicated to the MM Special Use District?

A. We have not planned a SUD meeting only but that sounds like a good idea. We could dedicate a full PAC meeting to this subject.

Q. Why have you designated parcels of 10,000 sq. ft. or less in size eligible for Eminent Domain?

A. This number is a result of some basic criteria. We needed a number of square footage on a lot that could be developed and what could not be developed. A 10,000 sq. ft. lot can be developed but anything under that size is more difficult.

It is not just that the lot is small, but that it's configuration makes it difficult to develop. Aggregation of small lots can result in a lot size that will lend itself to development.

Q. Are you saying that a 3,000 or 4,000 sq. ft. lot needs further development.

A. No, if your lot is healthy and being used it would not be subject to Eminent Domain. If it cannot be feasibly developed then it may be looked at for aggregation.

Q. Regarding the OPA's will the Agency ask each owner to enter into OPA's or wait for owners to come to the Agency?

A. The OPA's are necessary but there will be no blanketing at first. Owners can come to the Agency and we would look at your property and establish agreements.

Q. Are there any properties noted for Eminent Domain at this point?

A. In the Environmental Impact Report (EIR) some sites are called Opportunity Sites. Some of these sites were pointed out for development. But no specific sites have been targeted.

This ended the question and answer session. Vice-Chair Diamond announced that there were openings on the PAC and gave the Mid-Market PAC's website address @ midmarketpac.org.

Outline of the Next Steps

Lisa King announced that the Final copy of the Mid-Market EIR will be available on October 17th. She also noted the steps of approval that the Mid-Market Plan must pass through. This includes approval by:
MM PAC
SF Redevelopment Agency
SF Planning Commission
SF Board of Supervisors
SF Mayor

This concluded the meeting. The meeting was adjourned at 7:15 p.m.

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Agenda

Mid-Market Project Area Committee Meeting

Wednesday,
October 8, 2003
Ramada Plaza Hotel
1231 Market Street
5:30 – 7:30 p.m.

I.	**Welcome and Introductions**	**(5 Min.)**
II.	**PAC Announcements**	**(5 Min.)**
III.	**Approval of PAC minutes. (Action Item)** **Election of new PAC members (Action Item)**	**(20 Min.)**
IV.	**973 Market Street Project** **David Prowler presents new plans for this Mid-Market property**	**(30 Min.)**
V.	**Projects Committee Report** **Draft of Mid-Market Special Use District (Action Item)**	**(30 Min.)**
VI.	**Agency Staff Report:** **Mid-Market Project Timeline**	**(15 Min)**
VII.	**PAC Staff Report**	**(10 Min.)**
VIII.	**Public Comment**	**(5 Min.)**

Reminder:There are openings on the Mid-Market PAC in the following categories:

*Residential Owner Occupant	3 seats
* Residential Tenant	3 seats
* Commercial Tenant	2 seats

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Minutes
Mid-Market Project Area Committee Regular Meeting
October 8, 2003

Members Present: Craig Adelman, Katherine Bernitt, Marty Cerles, Linda Corso, Carolyn Diamond, Anthony Faber, David Hart, Tom Hart, Walter Jones, Ralph Lee, Eric Tao, Badru Valani, David Wilbur, George Williams, Byron Yee

Members Absent: MaryEllen Churchill, John Elberling, Malik Looper, Samuel Noily, Lesley Pierce

Staff: Jose Campos

Welcome and Introductions: Chair Yee welcomed the group and called for self-introductions

PAC Announcements: PAC staff announced that there were openings on the PAC. These openings were in the categories of: Residential Owner Occupant, Residential Tenant, Commercial Tenant and Commercial Property Owner

Approval of PAC minutes: The minutes of the Sept. 24th Special MM PAC Meeting were approved.

Election of new PAC members: Chair Yee announced that some of the current PAC members had missed four meetings of the PAC resulting in their termination. Historically PAC members have been given the opportunity to reclaim their seat and be re-voted onto the PAC. At their request the following PAC members were re-elected to their seat: Patrick Banks (Commercial Property Owner), Mark Casagranda (Commercial Property Owner), Richard Livingston (CBO- Arts and Cultural Org.) Patrick Simms (Residential Tenant)

973 Market Street Project: Mr. Ralph Amato potential owner and developer of 973 Market Street described his proposed project. This building is located on Market Street between 5th and 6th Streets.

The highlights of his presentation were:

- The remodeled building will house several floors of entertainment including dance areas, a supper club, a ground floor glass front wall that will open onto outdoor café sidewalk seating, a corporate event facility with restaurant and a VIP lounge.

- The project includes office space for local non-profit tenants. Existing tenants will be offered new 5- year leases at the same rate.

- 24 hour security at the front entrance of the property will be provided.
- Parking for events will be at a Stevenson Street lot or at 5th and Mission garage.

- The complex is intending to serve all age groups.

- Jordan Mozer, architect of San Francisco's Cyprus Club, is designing this project.

This project addresses many of the goals of the Mid-Market Project. The complex will bring life and activity back to this section of Market Street. It will attract people of all ages interested in music, dancing and dining. Residents of the area will not be disturbed by noise. Sound abatement is being done. Security is being provided so patrons feel safe and secure when coming to the complex.

It is expected to be up and running by fall of 2004.

The floor was opened to questions:

Q. What will be your hours of operation?

A. We will be open 6 days a week, Tuesday through Sunday. We will operate from 4pm to 2 am. For special occasions or conventions we may get late night permits.

Q. Do you control the parking?

A. No, another company will do the parking.

Q. Since the building is old, I think built in 1908, will it meet all of today's codes?

A. Yes, all codes including fire, ADA etc. will have to be met.

Q. In the VIP room what activities do you expect?

A. This is a room for special guests, athletes etc. It provides for some privacy. There will be food service and the back side of this room can be opened to the outside for some of our guests who want to smoke cigars.

Q. Will there be live music.

A. Yes, there will be some.

Q. Is the basement level available for rent?

A. Yes, corporate events can rent this. We can rent out floors where some space can be used as meeting rooms.

Q. What other clubs have you operated?

A. I operated Boys Toys in North Beach here in San Francisco. My partner in this venture has 5 clubs in San Diego and Pasadena.

Q. What is the operating name?

A. VIP Entertainment Group.

Q. Do you have all your permits?

A. We have applied for a liquor license (47) and an entertainment permit. Food will be served on all floors.

Q. Will you apply for an after hours permit?

A. Only for special occasions.

Q. Why did you choose here at this location?

A. The building will accommodate what we want to do. The site is in close proximity to 20,000 hotel rooms and to the convention center.

Q. How will the building be used during the day?

A. It will have office usage. There are non-profit offices in the building now. They will remain if they want. We have offered them the same lease. The offices will have their own entrance to the building and their hours are from about 8 am to 6 or 7 pm.

Q. What is your schedule for entitlements?

A. We are looking at the first part of 2004 to close on the building.

Q. Are you looking for an endorsement?

A. Yes, we brought a draft letter of support. (The draft letter was read to the group). We would like a letter of support to the Entertainment Commission. They will be hearing this matter on October 21st.

There was discussion if the PAC could send a letter of support without this being an Action Item noted on the agenda. Jose Campos did not feel that the PAC could take a vote without prior notification.

PAC member Linda Corso of the SF Mart stated that when the Mart needed PAC support the Mart drafted letters and it was up to each PAC member if they wanted to sign the letter as an individual. This could be done for this project.

There was further discussion and no one voiced opposition to the project as it was presented. Eric Tao made this motion, " I move to draft a letter of support and send it if Redevelopment legal counsel approves."

The motion passed with one PAC member abstaining. PAC member David Wilbur stated that he still felt ill informed because he has only heard one side.

PAC staff was asked to inform the PAC of the Redevelopment Agency's legal counsel's decision. If legal said the letter could be sent the PAC staff will draft it and send it. If legal decided that the letter could not be sent because it had not been noticed in advance PAC members on their own could write a letter or attend the Entertainment Commission hearing and testify.

The Entertainment Commission hearing is scheduled for:
Tuesday - October 21, 2003 5:45 pm @ City Hall in Room 408.

Projects Committee Report: Draft of Mid-Market Special Use District: Jose Campos reported that the SUD was still in the works and was not ready yet for presentation to the PAC. The Projects committee is continuing to work on development incentives and conversion of commercial to residential.

Agency Staff Report: Campos reported that the MM EIR was certified last month. He noted that he was pleased with the turnout for the PAC Special Meeting for Property Owners to discuss Eminent Domain. He has received positive feedback regarding the meeting. He asked for comments from the PAC about the meeting. Craig Adelman agreed that the meeting was successful and that no other input should be taken at this point since we are this far along in the process.
Richard Livingston noted that we will soon have a new Mayor. Should we move to complete the plan, are we ready to have it done by December? Carolyn Diamond noted that this discussion had taken place at a Projects Meeting and the consensus was that we are probably not ready.

There are financial merger questions yet to be answered and the SUD needs to be completed. David Wilbur asked if Planning staff been at any meetings to discuss their views? Eric Tao noted that PAC member George Williams keeps us on track and guides us through the General Plan. Campos responded that this is a good point to work with Planning and other City Depts. The group has worked with other Depts. in the past but there have been lulls. However, now that the EIR is certified Planning should be more involved with the process. He will do his best to bring planners to the meetings. Diamond noted that Pedro Arce's City Planning experience is helping the shaping of the SUD. The SUD is not being created in a vacuum.

PAC Staff Report: PAC staff reported that they had attended several community meetings to learn what is happening in the Mid-Market area and surrounding neighborhoods. The United Nations Plaza will have some new designs under the guidance of the Dept. of Public Works. 34 Mason Street will be home to a new comedy club. SOMPAC is looking at re-naming 6th Street. Some suggestions have included Emperor Norton Street. Fiona Ma has asked for an update on Mid-Market. There is a façade improvement program in the Tenderloin with matching grant money up to $9,500.00. Staff also noted that the Regular minutes of the Sept. meeting were not approved today, only the Special Meeting minutes were approved. The approval of the Sept 10,2003 minutes was continued to the November meeting.

Public Comment: Hope Swift thanked Ralph Lee for hosting the meeting. Michael Nulty distributed copies of the Central City Extra, a Tenderloin based newspaper and flyers announcing a forum on the San Francisco Ballot Measures. Elaine Zamora distributed flyers for a Halloween Haunted House at 118 Jones Street on October 31st. Admission is free. Patrick Banks announced that the Martin Building Co. is hosting "lumafest" a free outdoor urban Music and Arts Festival. The festival is on Jessie Street @ Mint. The date is Saturday, October 11 from Noon to 8 pm.

The meeting was then adjourned.

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David Wilbur
George Williams

Agenda

Mid-Market
Project Area Committee Meeting
Wednesday,
November 12, 2003
Ramada Plaza Hotel
1231 Market Street
5:30 – 7:30 p.m.

I.	**Welcome and Introductions**	**(5 Min.)**
II.	**PAC Announcements**	**(5 Min.)**
III.	**Approval of PAC minutes. (Action Item)** **Election of new PAC members (Action Item)** **Duane Carlson –Trinity Properties** **Commercial Property Owner** **Justin Logan – Jossey Bass** **Commercial Tenant** **Approval of letter of support for the 973 Market Street Project which was presented at the Oct. meeting. (Action Item)**	**(20 Min.)**
IV.	**Presentation of the Preliminary Report And the Financial Feasibility Analysis**	**(30 Min.)**
V.	**Projects Committee Report** **Draft of Mid-Market Special Use District (Action Item)**	**(30 Min.)**
VI.	**Agency Staff Report:** **Mid-Market Project Timeline**	**(15 Min)**
VII.	**PAC Staff Report**	**(10 Min.)**
VIII.	**Public Comment**	**(5 Min.)**

Reminder:There are openings on the Mid-Market PAC in the following categories:

*Residential Owner Occupant	3 seats
* Residential Tenant	3 seats
* Commercial Tenant	1 seat

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Minutes
Mid-Market Project Area Committee Regular Meeting
November 12, 2003

Members Present: Katherine Bernitt, Mark Casagranda, Marty Cerles, Carolyn Diamond, John Elberling, Anthony Faber, David Hart, Ralph Lee, Richard Livingston, Samuel Noily, Lesley Pierce, Patrick Simms, Badru Valani, George Williams, Byron Yee

Members Absent: Craig Adelman, Patrick Banks, MaryEllen Churchill, Linda Corso, Tom Hart, Walter Jones, Malik Looper, Eric Tao, David Wilbur

Staff: Lisa Zayas-Chien (Formerly known as Lisa King)

Welcome and Introductions: Chair Yee welcomed the group and called for self-introductions

PAC Announcements: Anthony Faber announced that there was a Scoping meeting on the Octavia Blvd Project on November 18th at the First Baptist Church at Waller & Octavia Street at 6:30 pm.

Representatives of the AGI Capital Project for 7th and Mission Street announced that there will be a hearing on their project at the Planning Department on December 4th. They asked that PAC members write a letter of support for the project or attend the hearing and express their support. They also announced that they have reduced their parking ratio from 1 to 1 to .75. Currently the Planning staff is recommending 1 to 2 ratio.

Approval of PAC minutes: The minutes of the September 10th and the October 8th meetings were approved.

Election of new PAC members: Chair Yee introduced Mr. Duane Carlson of Trinity Properties. Mr. Carlson gave a brief self-introduction and a brief history of his work in the construction and development management field. Carlson was unanimously elected to a **Commercial Property Owner** seat, replacing Tracy Aubuchon. Next, Chair Yee introduced Mr. Justin Logan of Jossey Bass, a publishing company located in 989 Market Street. Mr. Logan is the human resources director for the organization. He gave a brief personal and professional history. Logan was unanimously elected to a **Commercial Tenant** seat, replacing Marie Romero.

Next Chair Yee introduced Mr. Ralph Amato, owner of the proposed new entertainment center at 973 Market Street. Mr. Amato is returning to the PAC to give a brief review of his project and ask for a letter of support from the PAC. Amato informed the group that the Entertainment Commission has granted his permit with a stipulation that prohibits adult entertainment. Also, at the Commission's suggestion his hours of operation have been granted until 6:00 a.m. even though Mr. Amato does not plan to operate until 6:00 am unless it is a special occasion. Questions from the group followed:

Q: Are you operating the parking?
A. No, parking will be operated by the new management that is taking over the Nordstrom lot. They will valet park for us.

Q: How big is the building and how much of it will be used for entertainment?
A. The building is approximately 60,193 sq. ft. 40,000 to 50,000 sq. ft. will be used for entertainment including the basement, 1st, 2nd, 3rd, and 7th floors. This will be the largest club in the City.

Q. Will you be open for lunch?
A. Eventually, it will be market driven.

Q. I am worried about what you decide is adult entertainment.
A. This will be very main stream.

Q. Will you serve Moscone conventioneers?
A. Yes

Q. For your 21 and over, what kind of population do you see?
A. Specific promoters have shown interest including gay events, Harry Denton's group, the proto type would be Ruby Sky.

Q. What is the timeline?
A. Close on the building at the end of the year. We would like an October 2004 opening.

The draft letter was then discussed. PAC member Richard Livingston suggested that a couple of sentences be added to the letter stating our Arts, Cultural, and Entertainment Goals. A motion was made to approve the letter with the addition suggested by Livingston. The motion was approved.

Project Committee Report:
Draft of the Mid-Market Special Use District

Lisa Zayas-Chien addressed this agenda item prior to the preliminary report. She reported that the Projects Committee is wrapping up the SUD document. She instructed all PAC members to give this document a "good read" and send comments and

questions to her. All PAC members will receive the SUD via e-mail. At the next Projects Committee meeting the group will try to complete the document. After this, the next step will be for the Agency to have a consultant help finalize some of the elements to make sure it is balanced and all the facts are correct.

PAC member Sam Noily suggested that the SUD be posted on the MM web site.

Presentation of the Preliminary Report and the Financial Feasibility Analysis:

Zayas-Chien distributed a Preliminary Assessment of the Proposed Method of Financing for Mid-Market. This is an assessment of revenues that the Project could generate over its 30 year life. She reminded the group that there is a 20% set aside for affordable housing. She then asked that the group to think about the first five years of the MM Project. She asked: "How will we use these funds? How can the Agency fund things? What are some different ways Redevelopment can get funding? What partnerships can be made?"

She noted that these are really important inquiries and as we move forward we need to decide where we are going to make investments. There is a 5-year Implementation Plan that is mandated upon adoption. We must sit down and say we will do x, y or z in the next five years.

Looking at the document Richard Livingston notes that the assumption of 80 million of new development in the next five years seems low. Zayas-Chien agrees that the estimates are conservative. Livingston notes he would like a conversation on what is real given the projects that are online. He says there should be "some thought of the abundance of riches, not abundance of poverty." Duane Carlson asks if there could be a best case scenario list. He also asked if a list of projects could be developed so there is a sense of what is going on out there.

Agency Staff Report: Zayas-Chien distributed a timeline schedule for Mid-Market documents and meetings. Discussion followed regarding the agendas for the next PAC meetings. Requests have been made to have a full PAC meeting dedicated to the MM Special Use District similar to the meeting dedicated to the issue of eminent domain. It was determined that the December PAC meeting will have a review and vote by the PAC members on the SUD. The January PAC meeting will be a single item agenda featuring the SUD to inform the public and hear their comments and questions. The outreach mailing will be similar to the eminent domain meeting.
There was a request for a "companion document" which would be a page attached to the SUD that explains the code section references.

Public Comment: Michael Nulty urged everyone to get out and vote on Dec. 9th. Second, there was an announcement of the "Little Saigon" celebration which is coming up. Those interested were referred to the Urban Solutions website.

The meeting was then adjourned.

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www.midmarketpac.org

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10/03

committee of the San Francisco Redevelopment Agency

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MEMBERS

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Craig Adelman
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Catherine Bernitt
Duane Carlson
Mark Casagranda
Marty Cerles
MaryEllen Churchill
Linda Corso
John Elberling
Anthony Faber
David Hart
Tom Hart
Walter Jones
Ralph Lee
Richard Livingston
Justin Logan
Malik Looper
Samuel Noily
Wesley Pierce
Patrick Simms
Eric Tao
Padru Valani
David Wilbur
George Williams

Mid-Market
Project Area Committee Meeting
Wednesday,
December 10, 2003
Ramada Plaza Hotel
1231 Market Street

Agenda

I.	**Welcome and Introductions**	**(5 Min.)**
II.	**PAC Announcements**	**(5 Min.)**
III.	**Approval of PAC minutes. (Action Item)** **Election of new PAC members (Action Item)** **Approval of support letter for the State Compensation building project at 55 9th Street (Action Item)**	**(10 Min.)**
IV.	**Presentation of the 949 Market Street Project** **After the presentation the PAC will be asked to approve a letter of support.** **(Action Item)**	**(30 Min.)**
V.	**Report on the Central Freeway Off Ramp** **Which touches down at Market Street** **Robin Levitt & Lynn Valente will present** **An alternative (Action Item)**	**(10 Min.)**
VI.	**Projects Committee Report** **Draft of Mid-Market Special Use District (Action Item)**	**(40 Min.)**
VII.	**Agency Staff Report**	**(10 Min)**
VIII.	**PAC Staff Report**	**(5 Min.)**
IX.	**Public Comment**	**(5 Min.)**

Reminder:There are openings on the Mid-Market PAC in the following categories:

*Residential Owner Occupant	3 seats
* Residential Tenant	3 seats
* Commercial Tenant	1 seat

[DATE]

San Francisco Planning Commission
c/o Linda Avery, Secretary
1660 Mission Street, 5th Floor
San Francisco, CA 94103

Re: 949 Market Street Project

Dear Commissioners:

The Mid-Market Redevelopment Project Area Committee ("PAC") has reviewed the revised 949 Market Street mixed-use residential project, which proposes modifications to the residential project approved by the Planning Commission last year. We believe that the revised project would be a welcome addition to the Mid-Market Street area and would greatly contribute to the revitalization of Market Street. We urge you to support this project.

The proposed project satisfies numerous goals and objectives of the proposed Redevelopment Plan for the Mid-Market Redevelopment Project. Among other things, the proposed project would (1) revitalize a long vacant, boarded-up site through infill development; (2) increase the housing stock by the addition of 242 new residential units; (3) provide for below market rate housing through compliance with the City's affordable housing program; (4) serve the needs of community residents, workers and visitors, and promote an active street life, through new ground floor retail space; and (5) employ architecture compatible with the site and the neighborhood, with massing designed to maintain a continuous streetwall on Market Street.

Projects such as this are critical to the improvement of the Mid-Market area. We enthusiastically endorse it.

Sincerely yours,

MID-MARKET PAC
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Fax 415-362-6128
www.midmarketpac.org

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10/03

Committee of the San Francisco Redevelopment Agency

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Malik Looper
Samuel Noily
Lesley Pierce
Patrick Simms
Eric Tao
Badru Valani
David Wilbur
George Williams

Minutes
Mid-Market Project Area Committee Regular Meeting
December 10, 2003

Members Present: Craig Adelman, Patrick Banks, Katherine Bernitt, Duane Carlson, Mark Casagranda, Marty Cerles, MaryEllen Churchill, Linda Corso, Carolyn Diamond, John Elberling, Anthony Faber, David Hart, Tom Hart, Ralph Lee, Richard Livingston, Justin Logan, Samuel Noily, Lesley Pierce, Patrick Simms, Eric Tao, Badru Valani, David Wilbur, George Williams, Byron Yee

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Members Absent: Malik Looper, Walter Jones

Staff: Lisa Zayas Chien, Pedro Arce

Welcome and Introductions: Chair Yee welcomed the group and called for self-introductions.

PAC Announcements: Carolyn Diamond announced that the final Transportation Authority Workshop on the Market Street Transit Study was going to be held on Thursday December 11, 2003 @ the Ramada Hotel at 5:00 pm. She distributed flyers with the details of this workshop. Next, she distributed a letter requesting contributions to the Art Institute of California's drive to create educational scholarships. The Art Institute is located in Mid-Market.
John Elberling announced that there will be a celebration of the rebirth of the Delta Hotel at Sixth and Mission Streets on December 17, 2003 from 11:00 am to 1:00 pm. He invited all to come and see TODCO's most recently completed project. The Delta Hotel will be dedicated at the Bayanihan House.

Approval of PAC minutes: The PAC minutes of the November meeting were approved.

Approval of support letter for the State Compensation building project at 55 Ninth Street: Denise Burian of State Compensation gave a brief review of the proposed Ninth Street project. The PAC was given a full presentation at a prior meeting.
Burian told the group that they had listened to the PAC's concerns after their initial presentation and some design changes had been made. These included expanding the food service to the ground floor and opening it up to the public, returning retail to the ground floor, and allowing non-profits to use the conference center for a nominal fee. The State Comp. project will have a public hearing before

the Planning Commission in January and they want a letter of support from the PAC. Questions and answers followed:

Q. Will State Comp. pay the exactions?
A. Yes, we are paying them voluntarily, these include child care, arts, housing and transit.

Q. Of your 284 parking spaces how many are for your fleet?
A. 276 are used for our fleet cars, the remaining are used for those doing business in the building.

Q. How does this project further the goals of the Mid-Market PAC?
A. We are bringing 100's of people to work in this building, we do visit area restaurants and shops, we are eliminating a surface parking lot and we are constructing a building of outstanding design. This is also a green building.

Q. What is the height of the building and what will happen there at night?
A. The building is 160 feet on 9th Street. There are no night time uses unless the conference space is being used. We are re-doing the plaza to public open space.

Comment: The project should be an opportunity for short-term parking in the area. This would meet a PAC goal. Now out of 284 parking spaces 276 are to house your fleet. If these vehicles are stored on site at night and are for the use of the employees during the day then a number of these vehicles are going to be out of the garage during working hours and these spaces should be available to the public as short- term parking. Our letter should request a certain percent be used for short- term parking as a conditional use.

Comment: Our letter should state what our goals are. This is a good opportunity to let Planning know our goals and objectives. We would like it better if there were arts activities etc.

Comment: Planning is aware of our goals and objectives. Planning won't take us seriously if we send letters on all projects.

Comment: This is State Compensation's home. They have been here 80-90 years. They are committed to the area. Their pubiic space will probably be the safest in the area. They merit endorsement and we should assist them. They are government and limited in what they can do like cultural centers etc.

Comment: I don't think endorsement is necessary, we should stay neutral.

Comment: I don't mind endorsing the project but we should spell out what is good about the project.

Comment: Shared use of parking facilities should be addressed.

Denise Burian: We would like you to tell us what you like and don't like, we listened to your concerns the first time. As for the parking, we are a self-contained building and we are providing parking for our tenants and visitors.

Chair Yee decides that the issue of a letter of support will be given to the Projects Committee. No action was taken.

Presentation of the 949 Market Street Project: Mr. David Choo of the California Mortgage and Realty, Inc. gave a brief presentation on the plans for 949 Market Street. The PAC saw a presentation on this project over a year ago. Since then the property has changed hands and is now in escrow. The project is a proposed housing development. Originally it was entitled for 151 units. It has been re-designed and it now contains 242 units within the 12 story structure. There are an equal number of parking spaces. The ground floor retail component has been expanded. Questions followed:

Q. Would you be willing to uncouple the parking and would you be willing to use any excess parking spaces for short-term parking for the community?
A. Yes to both.

Q. Are these units for sale? And what is your inclusionary number?
A. Yes, the units are for sale. Our inclusionary rate is 12%. In the old proposal there were 19 below market units, in our project there are 27 or 28 below market units.

Q. Is the parking above ground?
A. No, all parking is below ground. Access will be from Stevenson Street. This is a brand new building. The façade has been improved to make a more appealing front.

Q. What is the price point? Are the affordable units on site?
A. We can't say right now what the price point will be. We believe the inclusionary will be on site. Our goal is to provide all range of income levels in the project.

Comment: The affordable housing on site is more in keeping with our goals.

Q. We should not endorse this without knowing what other groups think. The one to one parking is a slap in the face of our goals. Have you presented this to other community groups?
A. We have not presented this project to other groups yet.

Comment: We should not approve this until other groups have seen it. There is too much parking.

Q. Is there a proposal to increase the inclusionary rate to 20%?

A. No, we will keep it at 12%.

Q. Where are you now with Planning? Do you need action right now? We would like to take a closer look.

Q. Do you have an Environmental assessment? Another Negative Declaration? This group would like to see the contents of your EIR.

Comment: Our body should give feedback and encouragement. This project should be discussed in a Projects meeting. I suggest we set time at a Projects meeting to look at it

Chair Yee agreed to put this project on the agenda of the Projects Committee at the beginning of the new year.

Report on the Central Freeway Off-Ramp which touches down at Market Street: Lynn Valente presented a report to the group. Robin Levitt was scheduled to do the presentation however, he was called out of town.

Valente distributed a flyer showing a photo of how the new off-ramp touching down on Market Street will look. The flyer also highlighted some facts about the new off-ramp including the start of construction date which is the second week of January 2004.
She noted that detailed information about the Central Freeway off-ramp is available on www.halttheramp.com.

Valente explained that concerned citizens are asking that the City halt the construction of the new off-ramp until the Strategic Analysis Report (SAR), produced by the Transportation Authority, delineates the ramifications of changing the freeway off-ramp plan and explores the cost and benefits of other alternatives.

Valente had a prepared letter asking the Board of Supervisors to work with state officials to delay the ramp construction to allow a full study of the SAR and input from all communities. She asked the PAC to sign and send the letter to the Board. Discussion followed. A motion was made to send the prepared letter. The motion was approved with 20 ayes and 3 abstain.

Projects Committee Report: Lisa Zayas-Chien and Pedro Arce presented to the group the Mid-Market Special Use District (SUD) draft. They distributed two packages of information. One was a condensed version of the SUD highlighting major points. The other was the full text of the SUD. Arce read a condensed version of the SUD and explained selected points. Zayas-Chien explained that she was looking for a formal nod from the PAC so she could send the document on to the Planning Dept., stakeholders, and other City departments

Discussion followed and PAC members and guests had concerns over sending the document at this time. Comments and concerns included:

I have no major objections but there needs to be further discussion on maintaining open space.

The Parking language needs to be tweaked. There needs to be discussion over the "accessory" parking language. There needs to be discussion over commuter parking above accessory parking.

The FAR issues are strictly limited- time needs to be reserved to discuss this implication on the SF Mart.

Affordability issues need to be discussed.

The community will help form the draft. There should be a higher percent of affordability. How does the downtown neighborhood plan fit into this?

The full PAC body needs to take over from the Projects committee. The concerns should be put in writing and then discussed.

Do FAR bonuses apply to only non-housing development?

The full PAC needs to discuss this point by point.

Zayas-Chien responds that she is hoping to get PAC approval on the whole concept of the SUD. Tweaking will occur but there should not be changes or additions to the overall concept of the document.

The conclusion of this discussion resulted in the following plan. The Projects Committee will meet on Monday to discuss the major issues raised at this meeting. The "final" draft will be sent to everyone prior to the January 2004 full PAC meeting. The January meeting will be dedicated to the approval of the SUD so it may be sent on to the Redevelopment Agency and the Planning Department. All items related to the SUD to be discussed at the January PAC meeting must be in writing and sent to PAC staff prior to the meeting.

The Agency staff report and the PAC staff report were continued. There was no Public Comment. The meeting was adjourned.

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